



PUBLIC HEARING M I N U T E S

**Tuesday, January 26, 2021, 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
Ms. Ginger Arriola, Council Support Assistant

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 hən̓qəmin̓əm̓ 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. 54, 2020 - Bylaw No. 14266**

Rez. #17-10009

6450, 6486, 6488 and 6508 Telford Avenue

From: R5 Residential District, RM3 Multiple Family Residential District and CD Comprehensive Development District (based on RM3 Multiple Family Residential District as guidelines)

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled “6450, 6486, 6488 & 6508 Telford Avenue, Proposed Mixed-Use Development, Burnaby BC” prepared by Chris Dikeakos Architects Inc.)

Purpose: to permit the construction of a high-rise market residential building atop a retail and office podium, and a high-rise rental residential building

Applicant: Chris Dikeakos Architect AIBC

Three (3) letters were received in response to the proposed rezoning application:

1. Gioconda Baca Gonzalez, 6486 Telford Avenue, Burnaby
2. Ruth Corado and William Monterroza, 6486 Telford Avenue, Burnaby
3. Stephanie Erickson, Metro Vancouver

The following speaker connected through the online webinar in response to the proposed rezoning application:

Magdalena Gonzalez, 6486 Telford Avenue, Burnaby, spoke in opposition to the rezoning expressing concern regarding displacement from her current home which is affordable and in close proximity to public transportation.

Staff provided the speaker with information regarding the Tenant Assistance Policy.

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #17-10009, Bylaw No. 14266 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 55, 2020 - Bylaw No. 14267

Rez. #18-08

3945 Myrtle Street

From: M6 Truck Terminal District and R5 Residential District

To: CD Comprehensive Development District (based on M2 General Industrial District and in accordance with the development plan entitled “Industrial Development” prepared by Ankenman Marchand Architects)

Purpose: to permit the construction of a three-storey warehouse with supporting office and amenity space

Applicant: Ankenman Marchand Architects

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. #18-08, Bylaw No.14267 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 56, 2020 - Bylaw No. 14268

Rez. #20-25

4754 Kingsway

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled “MT Sears Phase 01” prepared by IBI Architects (Canada) Inc.)

Purpose: to revise the previously approved development concept to permit a reduction in commercial floor area, an amendment to the proposed on-site amenity, and an adjustment to the size and number of residential units

Applicant: Concord Kingsway Projects GP Ltd.

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

1. Hui Liang, #1102-4888 Hazel Street, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #20-25, Bylaw No. 14268 be terminated.

CARRIED UNANIMOUSLY

3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 57, 2020 - Bylaw No. 14269

Rez. #19-06

Portion of 8900 Glenlyon Pkwy

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

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District, P1 Neighbourhood Institutional District and Glenlyon Concept Plan guidelines, and in accordance with the development plan entitled “Rezoning Daycare Project Rezoning #19-06” prepared by Plan Bleu Architecture + Interior Inc.)

Purpose: to permit the operation of a child care facility with up to 156 spaces for infants, toddlers, and preschool aged children

Applicant: Weiping Guo

THIS REZONING WAS WITHDRAWN PRIOR TO THE PUBLIC HEARING

The following two rezoning applications (Rezoning References #19-45 and #19-45a) relate to the relocation of an existing liquor store to a new location. The existing liquor store is proposing to move from 7000 Lougheed Highway (Unit #5-

2909 Bainbridge Avenue) to Unit #102-2900 Bainbridge Avenue. To comply with Liquor and Cannabis Regulation Branch (LCRB) regulations, the zoning that currently allows for a liquor store at the existing location 7000 Lougheed Highway (Unit #5-2909 Bainbridge Avenue) is proposed to be removed to allow the new location (Unit #102-2900 Bainbridge Avenue) to be zoned appropriately.

3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 58, 2020 - Bylaw No. 14270

Rez. #19-45

#102 - 2900 Bainbridge Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District and in accordance with the development plan entitled “Bainbridge Liquor Store” prepared by John McNally Designers Inc.)

Purpose: to permit a private liquor store (licensee retail store) within two existing commercial retail units (CRUs)

Applicant: Van Land Use Consulting

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

1. Joseph Van Vliet, #1-512 Saint George St, New Westminster (petition with 752 signatures)
2. Geraldine and Ian Jones, 3125 Roycroft Court, Burnaby

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

Micah Noble, #208-7 Rialto Court, New Westminster, representing the Bainbridge Liquor Store, advised that he was available to answer any questions that may arise regarding the rezoning.

David Lee, on behalf of the home owners of 2932 Bainbridge Avenue, Burnaby, spoke in opposition to the rezoning applications. The speaker expressed concerns regarding the limited on-site parking which is resulting in street parking of cars and delivery trucks; increased criminal activity in the area; and the close proximity of the new site location to the residential component of Bainbridge Avenue.

Micah Noble, #208-7 Rialto Court, New Westminster, spoke for a second time addressing the concerns raised by Mr. Lee. The speaker advised that a comprehensive loading plan has been developed to mitigate the frequency of product delivery.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-45, Bylaw No. 14270 be terminated.

CARRIED UNANIMOUSLY

3.6 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 61, 2020 - Bylaw No. 14279

Rez. #19-45a

7000 Lougheed Highway (Unit #5 - 2909 Bainbridge Avenue)

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District and P2 Administration and Assembly District) and R2 Residential District

To: Repeal C2h District zoning

Purpose: to repeal C2h District zoning. This rezoning application relates to the relocation of an existing liquor store at this location to a new location across Bainbridge Avenue

Applicant: Van Land Use Consulting

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 WANG
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #19-45a, Bylaw No. 14279 be terminated.

CARRIED UNANIMOUSLY

3.7 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 60, 2020 - Bylaw No. 14278

Rez. #15-10

7911/15/23 Edmonds Street and 7908 Wedgewood Street

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District, RM3r Multiple Family Residential District, and the Sixth Street Community Plan as guidelines and the development plan entitled “Mixed Use Development, 7911, 7915, 7923 Edmonds Street and 7908 Wedgewood Street, Burnaby, British Columbia” prepared by Jordan Kutev Architect Inc.)

Purpose: to permit the construction of a six-storey mixed-use commercial/rental residential development

Applicant: Jordan Kutev Architect Inc.

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

1. Mario Niccoli, 3943 Spruce Street, Burnaby
2. Carlo Alberti, 6852 Winch Street, Burnaby
3. Royal West Management, Happy Day Inn, 7330 6th Street, Burnaby
4. Napoleon Veltri, Inform Brokerage, 2286 Holdom Avenue, Burnaby
5. Guerriero Paolucci, 7185 6th Street, Burnaby
6. Dale Tanaka, 7951 Goodlad Street, Burnaby
7. Kathleen Burgess, 5408 Monarch Street, Burnaby
8. Melissa Wu, 6275 Bryant Street, Burnaby
9. John Caputo, 5020 Georgia Street, Burnaby
10. Gary Tseng, Wei Chih Tseng and Catherine Tseng, 7925 Wedgewood Street, Burnaby
11. Frances Soo, 7986 Graham Avenue, Burnaby
12. Ajay Panwar and Samunder Sindhu, 7927 Wedgewood Street, Burnaby
13. Srdjan and Vanessa Zivkovic, 7183 6th Street, Burnaby
14. Maria and Manuel Medeiros, 7917 Wedgewood Street, Burnaby
15. Will Chak, 7913 Wedgewood Street, Burnaby
16. Mike Anderson, 7244 4th Street, Burnaby
17. Harmind Thind, 7360 4th Street, Burnaby
18. Soman Thind, 7360 4th Street, Burnaby
19. Parveen Thind, 7925 Goodlad Street, Burnaby
20. Robbin Singh, 7929 Wedgewood Street, Burnaby
21. Arvind Lehal, 7959 Wedgewood Street, Burnaby (petition with 7 signatures)
22. Sanj Bodwal (no address provided)

23. Yukiko and Toshiyuki Tosa, 7870 & 7874 Rosewood Street, Burnaby
24. Harminder Thind, 7360 4th Street, Burnaby
25. Dave Basi, 7937 Elwell Street, Burnaby
26. Natasha Petric, 7911 Wedgewood Street, Burnaby
27. Dragan Filiposki, 7853 Wedgewood Street, Burnaby
28. Alex Sashko, 7853 Wedgewood Street, Burnaby

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

Guerriero Paolucci, 7185 6th Street, Burnaby, spoke in opposition expressing concerns regarding lack of parking for the residents of the proposed development, and traffic safety and congestion. Mr. Paolucci advised that parking is already a concern and requested that staff consider the following parking options for existing residents; resident only parking, allowing parking on Wedgewood Street (the block west of 6th Street), or driveway pads.

Yukiko Tosa, 7870 and 7874 Rosewood Street, Burnaby, expressed concern regarding the proposed roundabout at Edmonds and 6th Street. The speaker requested clarification regarding vehicular traffic being permitted onto 6th Street, north of Edmonds Street.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #15-10, Bylaw No. 14278 be terminated.

CARRIED UNANIMOUSLY

3.8 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 59, 2020 - Bylaw No. 14271

Text Amendment

Purpose: to amend the Burnaby Zoning Bylaw 1965 to implement the regulatory framework for short-term rentals.

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

1. Vania Pecchia, Multiple Realty Ltd. (no address provided)
2. Cynthia Chen (no address provided)
3. Cornelia Zeydon (no address provided)
4. Jessica Guan (no address provided)
5. Allen Patterson, 6890 Beechcliffe Drive, Burnaby
6. Nathan Rotman, 5530 St. Patrick Street, Montreal

7. Terry Pham (no address provided)
8. Gayle Porter, 4458 Frances Street, Burnaby
9. Wesley (last name and address not provided)
10. Anna Xu (no address provided)
11. Cameron Oades, 668 Columbia Street, New Westminster
12. Yong Qiao (no address provided)
13. Garry Wadhwa (no address provided)
14. Amy Deng (no address provided)
15. Paul Aurora (no address provided)
16. Lisa Zhou (no address provided)
17. Karen Dyck (no address provided)
18. Laman Said, 5898 Dickens Place, Burnaby
19. Njuzhet Altiok (no address provided)
20. Louise Tan (no address provided)
21. Louis Lu (no address provided)
22. Yi Lu (no address provided)
23. Ash Lu (no address provided)
24. Clinton Rezeki (no address provided)
25. Aimee Chan (no address provided)
26. Olivia (no last name or address provided)
27. Kate Cheung (no address provided)
28. Sarah Russell (no address provided)
29. Shi Tsang, #3508-6538 Nelson Avenue, Burnaby
30. Stas Sushkov, #005-9060 University Crescent, Burnaby
31. Carolyn Mitchell, 4163 Oxford Street, Burnaby
32. Mario Heczko (no address provided)
33. Anna and Dean Pastega, 145 Springer Avenue North, Burnaby (two emails)
34. Karen and Ken Coombes, 4030 Southwood Street, Burnaby
35. Keith Rice-Jones, 8072 11th Avenue, Burnaby
36. Temi Omuetti, 7512 4th Street, Burnaby
37. Bami Omuetti, 7512 4th Street, Burnaby
38. Queeny Liang (no address provided) (two emails)
39. Ricky Chen (no address provided)
40. Carman Chan, 4480 Pender Street, Burnaby
41. Tan Nhat Pham, 5920 Broadway, Burnaby
42. Don and Teri Oades, 6463 Clinton Street, Burnaby
43. Helen Allen, 26 Stratford Avenue North, Burnaby
44. Jeff Boyd, 4552 Garden Drive, Burnaby
45. Jessie Iacobucci (no address provided)
46. Charlotte Young, 6457 Marine Drive, Burnaby
47. Doris Hui, 3926 Southwood Street, Burnaby

48. Krista Rosati (no address provided)

49. Connie Lee (no address provided)

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

Nathan Rotman, policy analyst for AirBnB, 5530 St. Patrick Street, Montreal, spoke in opposition to the regulatory framework for short-term rentals. Mr. Rotman advised that the 90 and 28 night maximum rental periods are particularly limiting, and urged Council to work with operators to achieve a less restrictive bylaw.

Cameron Oades, 668 Columbia Street, New Westminster, urged Council to reconsider the regulatory framework for short-term rentals, particularly the 90 night maximum rental period.

Don Oades, 6463 Clinton Street, Burnaby, spoke in opposition to the regulatory framework for short-term rentals. Mr. Oades requested that Council reconsider the 90 night maximum rental period.

Minjoo Han, 4255 Sardis Street, Burnaby, spoke in opposition to the text amendment, expressing concern regarding the 90 night maximum rental restriction.

Ana and Dean Pastega, 145 Springer Avenue North, Burnaby, spoke in opposition to the text amendment expressing concern regarding the 90 night maximum restriction. Ms. Pastega advised that this adversely affects local businesses by restricting the amount of time tourists are permitted to stay. This is will be especially critical for businesses during the COVID-19 recovery period.

Stas Sushkov, #005-9060 University Crescent, Burnaby, spoke in opposition of the text amendment, expressing concern regarding the 90 night maximum restriction.

Doris Hui, 3926 Southwood Street, Burnaby, spoke in opposition to the text amendments. Ms. Hui advised that millions of dollars will be driven into surrounding communities if the City does not adopt a more balanced approach to short term rentals.

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Text Amendment, Bylaw No. 14271 be terminated.

CARRIED UNANIMOUSLY

4. **ADJOURNMENT**

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT the Public Hearing meeting adjourn at 6:35 p.m.

CARRIED UNANIMOUSLY

MAYOR

CITY CLERK