



## **PUBLIC HEARING MINUTES**

**Tuesday, March 30, 2021, 5:00 p.m.  
Electronic Meeting**

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

**ABSENT:** Councillor James Wang

**STAFF:** Mr. Ed Kozak, Director Planning & Building  
Mr. Johannes Schumann, Assistant Director Planning & 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 5:01 p.m. and conducted the roll call. Due to the COVID-19 pandemic, Councillors Dhaliwal, Johnston, Jordan, and Keithley participated electronically.

His Worship, Mayor Mike Hurley, recognized the ancestral and unceded homelands of the hən̓q̓əmi̓ñəm 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. 1, 2021 - Bylaw No. 14296**

**Rez. #19-11**

**5025 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 "5025 North Fraser Way, Burnaby BC" prepared by Christopher Bozyk Architects Ltd.)

**Purpose:** to permit the construction of a one-storey light industrial building

**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 CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #19-11, Bylaw No. 14296 be terminated.

CARRIED UNANIMOUSLY

3.2 **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2021 - Bylaw No. 14297**

**Rez. #20-01**

**4272 Albert Street**

**From:** CD Comprehensive Development District (based on RM4 Multiple Family Residential District)

**To:** Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District and the Hastings Street Plan Area as guidelines, and in accordance with the development plan entitled "Cranberry Commons Cohousing, 4272 Albert Street - Bike Storage Improvement Rezoning" prepared by Luz Galindo)

**Purpose:** to amend the approved Comprehensive Development plan in order to reduce the number of resident parking stalls on the subject property from 31 to 27 to allow for additional secured underground bicycle parking, and to increase the total floor area within the existing multiple-family residential building by 37 m<sup>2</sup> (398.3 sq. ft.)

**Applicant:** Cranberry Commons Cohousing

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 KEITHLEY

THAT this Public Hearing for Rez. #20-01, Bylaw No. 14297 be terminated.

CARRIED UNANIMOUSLY

**3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 2021 - Bylaw No. 14298**

**Rez. #19-29**

**9682 University Crescent**

**From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines and in accordance with the development plan entitled "Stony Creek, 9682 University Crescent Burnaby, BC" prepared by Intergulf Development Group)

**Purpose:** to permit construction of four low to mid-rise residential buildings, and two levels of underground parking

**Applicant:** Intergulf 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 CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #19-29, Bylaw No. 14298 be terminated.

CARRIED UNANIMOUSLY

**3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2021 - Bylaw No. 14299**

**Rez. #18-43**

**6958 and 6984 Kingsway, 7243 Greenford Avenue, 6957 and 6961 Beresford Street**

**From:** C4 Service Commercial District and M2 General Industrial District

**To:** CD Comprehensive Development District (based on C2 Community Commercial District, R4s Multiple Family Residential District, RM4r Multiple Family Residential District and the Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Kingsway Honda Redevelopment" prepared by IBI Group Architects)

**Purpose:** to permit construction of a single 40-storey high-rise strata apartment building with two-storey townhouses at grade, and a six-storey mixed-use rental and commercial retail building fronting Kingsway

**Applicant:** IBI Group Architects (Canada) Inc.

Eight (8) letters, including a petition with 118 signatures, were received in response to the proposed rezoning application:

1. Aigerim Tashibay, Magzhan Tashibay, Murat Tashibayev, #1001-7077 Beresford Street, Burnaby
2. Yin Ling Chan, #501-7077 Beresford Street, Burnaby
3. Shirin Dehghan, Ali Pouroskoui, #1207-7077 Beresford Street, Burnaby
4. Niniek Hadisantoso, #1703-7077 Beresford Street, Burnaby
5. Victor (Guang) Shao, Xue Hua Sun, #1501-7077 Beresford Street, Burnaby

6. Peter Leong, on behalf of the owners of 7077 Beresford Street & 7220 Greenford Avenue, Burnaby (*petition containing 118 signatures*)
7. Sylvia Dixon, William Dixon, Kerry Dixon, #10-7077 Beresford Street, Burnaby
8. Alex and Danielle Kwok, #905-7077 Beresford Street, Burnaby

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

**Anthony Mendes**, #202-7220 Greenford Avenue, Burnaby, advised that Greenford Avenue is very narrow and cannot accommodate the extra vehicular and pedestrian traffic resulting from a 40-storey high-rise. Mr. Mendes also expressed concern regarding the retention of the greenspace at Greenford Avenue and Beresford Street.

**John Madzeg**, #13-7220 Greenford Avenue, Burnaby, spoke in opposition to the proposed development and expressed concern regarding the development of a 40-storey apartment building in the neighbourhood.

**Ninie Hadisantoso**, 7077 Beresford Street, Burnaby, expressed concern for the senior and disabled residents that reside at 7077 Beresford Street. The speaker referred to correspondence that was submitted on behalf of the owners/occupants of Strata Plan LMS 2195.

**Anthony Mendes**, #202-7220 Greenford Avenue, Burnaby, spoke for a second time to provide clarification regarding egress and ingress to the strata units, townhouses and commercial units, advising that both Beresford Street and Greenford Avenue are utilized by vehicles and pedestrians.

**Sashi di Silva**, 7220 Greenford Avenue, Burnaby, expressed concern regarding the overcrowding and potential loss of access to the greenspace located at the corner of Greenford Avenue and Beresford Street. The speaker also expressed concerns regarding: an increase in traffic; construction noise and dust; and residents' safety.

**Ritchie Chow**, 7077 Beresford Street, Burnaby, expressed concern regarding increased traffic congestion on Kingsway and the effects on resident pedestrians.

**Peter Leong**, 7077 Beresford Street, Burnaby, Chairman of the Special Project Sub-Committee for Strata Plan LMS 2195, advised that a preliminary vehicle study was conducted indicating that approximately 70 to 100 cars a day using Greenford Avenue. If the development were to proceed, Mr. Leung believes that the number of vehicles is estimated to increase by 450 cars, and requested that the City conduct a traffic study to mitigate future issues. Further, the speaker expressed

concern regarding possible foundation damage, lack of commercial amenities, and illegal dumping at 7079 Beresford Street.

**Alaidjah McGlynn**, 6630 Sussex, Burnaby, advised that it is very difficult living in the vicinity of major construction due to pedestrian and vehicular traffic pattern disruptions, increased noise, dirt, and dust.

**Niniekh Hadisantoso**, 7077 Beresford Street, Burnaby, spoke for a second time, urging Council to reconsider the development due to the negative impact it will have on seniors, people with disabilities, and families that live in the area.

**Ritchie Chow**, 7077 Beresford Street, Burnaby, spoke for a second time reiterating traffic and pollution concerns, and impacts the construction will have on the current residents.

**Kerry Dixon**, 7077 Beresford Street, Burnaby, spoke in opposition to the rezoning application expressing concerns regarding the overdevelopment of the area which will result in: much higher volumes of traffic and congestion; possible damage to nearby retaining walls and building membranes; loss of sunlight; excess noise; and negative effects on the Ron McLean Park Watershed.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #18-43, Bylaw No. 14299 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #18-43, prior to second reading of the bylaw.

CARRIED UNANIMOUSLY

**3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2021 - Bylaw No. 14300**

**Rez. #18-20**

**6620 Sussex Avenue**

**From: RM3 Multiple Family Residential District**

**To:** CD Comprehensive Development District (based on RM4s and RM4r Multiple Family Residential District, and RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Residential Strata Tower and Low-Rise Affordable Rental Development" prepared by DYS Architecture)

**Purpose:** to permit the construction of a single 30-storey high-rise strata apartment building, and a four-storey non-market rental apartment building

**Applicant:** Keltic Canada Development

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

1. Fenzhang Lin (Frank), #4-6749 Dow Avenue, Burnaby
2. Alaidjah McGlynn, 201-6630 Sussex Avenue, Burnaby
3. Reinhard Schauer, 201-5868 Olive Avenue, Burnaby
4. Lynae Kramer, 201-6630 Sussex Avenue, Burnaby

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

**Gerardo Gallego**, 6620 Sussex Avenue, Burnaby, expressed concerns regarding rodents in the area, hours of construction, excessive noise, traffic congestion and poor road condition due to construction.

**Alaidjah McGlynn**, 6630 Sussex Avenue, Burnaby, spoke to the changing demographic of the Metrotown neighbourhood. The speaker expressed concern regarding the lack of information from the developer appointed 'Tenant Relations' representative. Elderly tenants and tenants who are not fluent in English are not receiving the tenant assistance information that they are entitled to. Mr. McGlynn requested that the City provide a third party to liaise with tenants and the developers; a standard of maintenance bylaw to ensure that buildings are properly maintained, and mechanisms to ensure compliance; and adequate replacements for tenants who are demovicted, i.e. pet friendly, balconies, equal square footage.

**Lynae Kramer**, 6630 Sussex Avenue, Burnaby, spoke in opposition to the proposed rezoning advising that the Metrotown area is already very congested and expressed concerns regarding emergency vehicle access. The speaker advised that tenants are not receiving information regarding the Tenant Assistance Policy, and requested a mediator assist with the dissemination of information in various languages.

**Nikola Srbljanin**, 2266 Pitt River Road, Port Coquitlam, advised that he was a former tenant of 6630 Sussex Avenue; however, he moved out due to the lack of hot water, a rodent infestation, and leaking roof in his unit. The speaker had not been informed of the Tenant Assistance Policy by the developer.

**Alaidjah McGlynn**, 6630 Sussex Avenue, Burnaby, spoke for a second time requesting need for a tenant advocate to go door-to-door to inform tenants of their rights. The speaker queried if residents that have already left will be contacted by the City and advised of their rights.

**Nympha Payuno**, 6630 Sussex, Burnaby, advising that she is currently living with a rodent infestation and appliances that are not functioning. The speaker is unable to find an apartment at a comparable rent and expressed concern that she may not be able to find a new home before she is evicted.

**Jennifer Kojicsadec**, 6630 Sussex Avenue, Burnaby, requested information regarding the Tenant Assistance Policy.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #18-20, Bylaw No. 14300 be terminated.

CARRIED UNANIMOUSLY

*The following two rezoning applications were submitted to the 2021 January 26 Public Hearing. Due to a clerical oversight, the applications are being resubmitted for the 2021 March 30 Public Hearing. 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.*

**3.6 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

The following two (2) items of correspondence, including a petition with 752 signatures, were originally received in response to the proposed rezoning application, heard on 2021 January 26:

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

Two (2) letters, including a petition with 69 signatures, were received in response to the proposed rezoning application:

1. Yong Keun Lee, 2932 Bainbridge Avenue, Burnaby
2. Jeff Unrau, 2962 Bainbridge Avenue, Burnaby; Yong Keun Lee, 2932 Bainbridge Avenue, Burnaby; Oronzo Abbinante, 7134 Collister Drive, Burnaby; and Judy Chow, 7155 Collister Drive, Burnaby (*re-submitted with additional photos*) (*petition with 69 signatures*)

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

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

CARRIED UNANIMOUSLY

Council requested further clarification regarding the intent of rezoning #19-45 and #19-45a.

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR JORDAN

SECONDED BY COUNCILLOR CALENDINO

THAT the issues raised with regard to rezoning 19-45 and 19-45a be **REFERRED** to staff for clarification of the intent of the proposed rezoning bylaws.

CARRIED UNANIMOUSLY

**3.7 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

The following two (2) items of correspondence, including a petition with 752 signatures, were originally received in response to the proposed rezoning application, heard on 2021 January 26:

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

Two (2) letters, including a petition with 69 signatures, were received in response to the proposed rezoning application:

1. Yong Keun Lee, 2932 Bainbridge Avenue, Burnaby
2. Jeff Unrau, 2962 Bainbridge Avenue, Burnaby, Yong Keun Lee, 2932 Bainbridge Avenue, Burnaby; Oronzo Abbinante, 7134 Collister Drive, Burnaby; and Judy Chow, 7155 Collister Drive, Burnaby (*re-submitted with additional photos*) (*petition with 69 signatures*)

**Brian Chin**, 363 59<sup>th</sup> Avenue West, Vancouver, spoke in support of the proposed rezoning application.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JORDAN

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

CARRIED UNANIMOUSLY

**4. ADJOURNMENT**

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the Public Hearing meeting adjourn at 7:40 p.m.

CARRIED UNANIMOUSLY

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MAYOR

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CITY CLERK