



## PUBLIC HEARING

## MINUTES

**Tuesday, April 27, 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 & 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 Open meeting 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 hən̓q̓əmi̓n̓əm 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. 6, 2021 - Bylaw No. 14311**

**Rez. #21-07**

**6537 & 6521 Telford Avenue**

**From:** CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

**To:** Amended CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Telford on the Walk Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture)

**Purpose:** to permit three additional storeys for the high rise market strata residential development that was recently approved in connection with Rezoning Reference #17-26

**Applicant:** Telford Avenue Project LP

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

1. Sixuan Wu, Jianming Wu, and Furong Gong, #5807-6461 Telford Avenue, Burnaby (*two submissions*)
2. Bart Imeri, #6-6486 Telford Avenue, Burnaby
3. Reinhard Schauer, #201-5868 Olive 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. #21-07, Bylaw No. 14311 be terminated.

CARRIED UNANIMOUSLY

#### 3.2 **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2021 - Bylaw No. 14312**

**Rez. #21-10**

**3700 Willingdon Avenue**

**From:** P6 Regional Institutional District and CD Comprehensive Development District (based on P6 District)

**To:** P6 BCIT Regional Institutional District and CD Comprehensive Development District (based on P6 District)

**Purpose:** to rezone the BCIT campus from the P6 District to the proposed P6 BCIT District, in order to permit the application of the proposed P6 BCIT District requirements to BCIT campus

**Applicant:** British Columbia Institute of Technology

Fourteen (14) letters were received in response to the proposed rezoning application:

1. Maureen Hopper, 4746 Willowdale Place, Burnaby (*three submissions*)
2. Silvia Raschke, 3890 Garden Grove Drive, Burnaby
3. Jeff Aadland, 4701 Cedarglen Place, Burnaby
4. Phil and Chris Ribchester, 4257 Birchwood Crescent, Burnaby (*two submissions*)
5. Lynne Redford, 4741 Willowdale Place, Burnaby
6. Jenny Lau, 4233 Birchwood Crescent, Burnaby
7. John Pringle, 4746 Willowdale Place, Burnaby
8. Mike Peel, 4776 Willowdale Place, Burnaby
9. Jean Burfoot, 4735 Willowdale Place, Burnaby
10. Michael Young, 4722 Driftwood Place, Burnaby (*three submissions*)
11. M. Jaimi Sinclair, 4753 Willowdale Place, Burnaby (*two submissions*)
12. Cliff and Jen Campbell (no address provided)
13. Scott Green, 4714 Cedarglen Place, Burnaby
14. Lorraine Combes, 4229 Birchwood Crescent, Burnaby

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

**Scott Green**, 4714 Cedarglen Place, Burnaby, requested clarification regarding the proposed rezoning application.

**Craig Sidjak**, Director of Campus Development BCIT, 3700 Willingdon Avenue, Burnaby, informed Council that the zoning application will allow BCIT to realize their vision of a livable and sustainable campus.

**John Pringle**, 4746 Willowdale Place, Burnaby, queried if BCIT would replicate the development at SFU's UniverCity, and the express concerns with subsequent impact on Greentree Village.

**Maria Pires**, 4976 Thornwood Place, Burnaby, spoke in favour of the requested rezoning application, the proposed amenities, and the naturalization of the stream.

**Scott Green**, 4714 Cedarglen Place, Burnaby, spoke for a second time requesting information regarding the hours of commercial enterprises on the campus.

**Jaimi Sinclair**, 4753 Willowdale Place, Burnaby, expressed concern regarding the notification process. Ms. Sinclair advised that she received her notification the day prior to the Public Hearing. The speaker raised concerns regarding increased traffic and parking, and noise from construction.

**Craig Sidjak**, Director of Campus Development BCIT, 3700 Willingdon Avenue, Burnaby, spoke for a second time advising that the primary focus is to allow the development of educational resources. The retail component is to serve the needs of staff, students, and campus residents.

**Scott Green**, 4714 Cedarglen Place, Burnaby, spoke for a third time stating that he supports the vision of a more sustainable and walkable community; however, he requested that the commercial entities serve only the BCIT campus and not the wider community.

**Jean Burfoot**, 4735 Willowdale Place, Burnaby, expressed concern that the BCIT vision is calling for three different land uses, including high density mixed use.

**Jaimi Sinclair**, 4753 Willowdale Place, Burnaby, spoke for a second time querying if the rezoning application would allow for additional density in the form of rental or multi-family housing.

**Lorraine Combes**, 4229 Birchwood Crescent, Burnaby, questioned if BCIT would be providing additional parking on campus, and requested that Greentree Village residents be informed of future developments.

**Sharon Nester**, 4734 Driftwood Place, Burnaby, advised that she had no questions or comments at the time of her call.

**Lynne Redford**, 4741 Willowdale Place, Burnaby, expressed concern that no further Public Hearings would be required for future development at BCIT. Further, the speaker advised that traffic and parking continue to impact Greentree Village.

MOVED COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #21-10, Bylaw No. 14312 be terminated.

CARRIED UNANIMOUSLY

**3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2021 - Bylaw No. 14313**

**TEXT AMENDMENT**

**Purpose:** to amend the Burnaby Zoning Bylaw 1965 in order to establish a specific sub-district (P6 BCIT District) for the British Columbia Institute of Technology

No correspondence was received in response to the proposed text amendment.

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

**Maria Pires**, 4976 Hornwood Place, Burnaby, requested clarification regarding the difference between Bylaw #14312 and Bylaw #14313. Ms. Pires reiterated that she supports the proposal and the initiative to make the campus more sustainable.

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Text Amendment, Bylaw No. 14313 be terminated.

CARRIED UNANIMOUSLY

**3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2021 - Bylaw No. 14316**

**TEXT AMENDMENT**

**Purpose:** to amend the Burnaby Zoning Bylaw 1965 regarding payment-in-lieu of providing off-street parking spaces and other off-street parking requirements of the Burnaby Zoning Bylaw

One (1) letter was received in response to the proposed text amendment:

1. Dr. Luigi G. (Joe) Sulmona, 5504 Union Street, Burnaby

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

**Jaimi Sinclair**, 4753 Willowdale Place, Burnaby, requested clarification regarding the text amendment.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Text Amendment, Bylaw No. 14316 be terminated.

CARRIED UNANIMOUSLY

**3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2021 - Bylaw No. 14317**

**TEXT AMENDMENT**

**Purpose:** to amend the Burnaby Zoning Bylaw 1965 in regard to (1) dormitories, and (2) colleges and universities, and commercial schools

No correspondence was 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 WANG

THAT this Public Hearing for Text Amendment, Bylaw No. 14317 be terminated.

CARRIED UNANIMOUSLY

**4. ADJOURNMENT**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT the Public Hearing meeting adjourn at 6:18 p.m.

CARRIED UNANIMOUSLY

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Mike Hurley  
MAYOR

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Blanka Zeinabova  
CITY CLERK