



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2020 November 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #19-16
AMENDMENT BYLAW NO. 26/2020, BYLAW #14199
GOVERNMENT CANNABIS STORE
Third Reading

ADDRESS: #1 – 4429 Kingsway

LEGAL: Lot A, District Lot 153, Group 1, NWD Plan 19895

FROM: C3 General Commercial District

TO: CD Comprehensive Development District (based on C3 and C3i General Commercial District and in accordance with the development plan entitled "BCCS #7049 Burnaby Old Orchard" prepared by the Liquor Distribution Branch)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 July 27;
- b) Public Hearing held on 2020 August 25; and,
- c) Second Reading given on 2020 September 14.

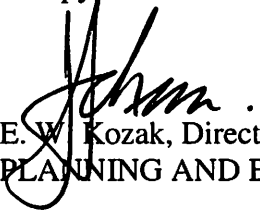
The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b. The granting of a Section 219 Covenant to ensure that operating hours of 10:00 am to 9:00 pm, Monday to Saturday, and 11:00 am to 6:00 pm Sunday, are maintained.
 - *The applicant has agreed to this prerequisite in a letter 2020 November 02 and the required documents will be deposited in the Land Title Office prior to Final Adoption.*

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As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2020 November 23, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is *attached* for information.


E. W. Kozak, Director
PLANNING AND BUILDING

LS:tn
Attachment

cc: City Manager

P:\49500 Rezoning\20 Applications\2019\19-16 #1 - 4429 Kingsway\Council Reports\Rezoning Reference 19-16 Third Reading 2020-11-23.doc

and is not a good location for a cannabis store. *Due to poor sound quality the secretary could not record the speaker's full comment.*

Yi Li and Zheng Wang, no address provided, Burnaby, spoke in opposition to the proposed rezoning. The speakers believe that the freedom of people, and those who do not wish to smell cannabis smoke, needs to be protected. The speakers also believe that a cannabis store should not operate in a residential area.

Sharon Lo, #1802-7328 Arcola Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker worried that, having a cannabis store at this location, will increase this problem for people with health problems, as she believes this it will result in an increase in the use of cannabis in her area, and there could be no control over the use of cannabis in the area.

Marcel Marsolais, 8087 14th Avenue, Burnaby, spoke in support of the proposed rezoning. The speaker believes that a cannabis store will not cause any harm, and it will increase land values. The speaker suggested that those concerned visit a cannabis store to see how well regulated it is, and noted that the product is more regulated than alcohol. The speaker also feels that a cannabis store would create employment and revenue for the area.

Yi Li, no address provided, Burnaby, spoke for a second time in opposition to the rezoning and believes that, while the store will be government regulated, there are health concerns associated with cannabis use, and addiction to cigarettes, alcohol and other substances, and expressed concern for public health.

Ming Chen, 7088 18th Avenue, Burnaby, spoke in opposition to the rezoning and shared concerns regarding the negative health and safety impacts of opening a cannabis store on residents living in the area, such as an increase in second hand (*cannabis*) smoke and crime. The speaker believes that the Edmonds area is developing very fast would like the store to open up in another area which would not expose second hand smoke to as many people.

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #19-17, Bylaw No. 14198 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Zoning Bylaw 1965. Amendment Bylaw No. 26, 2020 - Bylaw No. 14199

Rez. #19-16

#1 - 4429 Kingsway

From: C3 General Commercial District

To: CD Comprehensive Development District (based on C3 and C3i General Commercial District and in accordance with the development plan entitled "BCCS #7049 Burnaby Old Orchard" prepared by the Liquor Distribution Branch)

Purpose: to permit a government cannabis store within an existing commercial retail unit (CRU)

Applicant: British Columbia Liquor Distribution Branch

**Councillor Dhaliwal left the meeting at 8:06 p.m. and returned at 8:08 p.m.*

One (1) petition with 84 signatures was received in opposition to the proposed rezoning application.

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

1. Ivan Dolzhenkov, [REDACTED] Burnaby
2. Miranda Tse, #1604-4390 Grange Street, Burnaby
3. [REDACTED] Burnaby
4. [REDACTED] Burnaby
5. [REDACTED] Burnaby (two submissions)
6. Ann Gu, 7343 10th Avenue, Burnaby
7. Erin Wang, 4868 Bond Street, Burnaby
8. Mickey Qin, #2202-4900 Lennox Lane, Burnaby
9. Xingwei Lu, 4781 Victory Street, Burnaby
10. Gracec Guo, 7285 Stride Avenue, Burnaby
11. Louisa Feng, #208-4951 Sanders Street, Burnaby
12. [REDACTED] Burnaby
13. Xiao Feng, 4530 Ellerton Court, Burnaby
14. Xian Feng Liang, #2506-6098 Station Street, Burnaby
15. Chih Hsin Lee, 6049 Rumble Street, Burnaby
16. Shelly Li, 5652 Patterson Avenue, Burnaby
17. Tracy Leung, #101-7001 Royal Oak Avenue, Burnaby
18. [REDACTED] Burnaby
19. [REDACTED] Burnaby
20. Guorong Gu, #906-6098 Station Street, Burnaby
21. Zhi-Hao Wang, #302-7533 Gilley Avenue, Burnaby
22. Wei Yuan, #1507-6088 Willingdon Avenue, Burnaby
23. Cheng Chen, #3206-6658 Dow Avenue, Burnaby
24. Fo Qiao Yuan, #1507-6088 Willingdon Avenue, Burnaby
25. Na (Tina) Qu, 5270 Schou Street, Burnaby
26. [REDACTED] Burnaby (two submissions)
27. [REDACTED] Burnaby
28. Yingchun Peng, #81-6878 Southpoint Drive, Burnaby
29. Yi Xia, #2801-7388 Kingsway, Burnaby

30. Azhar Huda, #3001-7358 Edmonds Street, Burnaby
31. Boxiong Xu, #2503-6088 Willingdon Avenue, Burnaby
32. Ke Jia, #502-4603 Hazel Street, Burnaby
33. Ying Irene Yang, #1703-6098 Station Street, Burnaby
34. Jessie Zhou, #10-5400 Patterson Avenue, Burnaby
35. Wenjun Yang, #605-5833 Wilson Avenue, Burnaby
36. Hong Si, #605-5833 Wilson Avenue, Burnaby
37. Shawn Shao, 4827 Watling Street, Burnaby
38. Henry Chiu, #2101-5833 Wilson Avenue
39. Elayne Wong, 4518 Grassmere Street, Burnaby
40. Tang Thomas Qi, #805-7077 Beresford Street, Burnaby
41. Rebecca Yang, #1601-6088 Willingdon Avenue, Burnaby
42. Lily Qui, #1601-5833 Wilson Avenue, Burnaby
43. Shelley Zhao, 4346 Wildwood Crescent, Burnaby
44. Johnny Zhao, 4346 Wildwood Crescent, Burnaby
45. [REDACTED] Burnaby
46. Ailan Xu, #99-6878 Southpoint Drive, Burnaby
47. Chaowen (Amy) Fang, #102-5568 Barker Avenue, Burnaby (*two submissions*)
48. Yun Yue, 6749 Hersham Avenue, Burnaby
49. Shu Hui Liu, #38-6878 Southpoint Drive, Burnaby
50. Hui Ma, #65-8415 Cumberland Place, Burnaby
51. FIPPA Sec. 22 (1)
[REDACTED], Burnaby
52. Charlotte Yen, 4276 Imperial Street, Burnaby
53. Joan Chen, #1804-7368 Sandborne Avenue, Burnaby
54. Kai (Kate) He, #1206-5645 Barker Avenue, Burnaby
55. Nadia Bernard, #302-5635 Patterson Avenue, Burnaby
56. Wei Yang Guo & Wei Yang, #206 6031 Wilson Avenue, Burnaby
57. Lucine Lu, #607-5645 Barker Avenue, Burnaby,
58. Vincent Shu Chung Li, #205-4603 Hazel Street, Burnaby
59. Ken Pett, #402-6152 Kathleen Avenue, Burnaby
60. Yang-Sheng Liu, #38-6878 Southpoint Drive, Burnaby
61. [REDACTED] Burnaby
62. Yannan Qin & Kai Sun, 4221 Gilpin Crescent, Burnaby
63. Stephen Liu, #4010-4670 Assembly Way, Burnaby
64. Tom Zhou, 4167 Price Crescent, Burnaby
65. Maggie Zhang, 4107 Hazelwood Crescent, Burnaby
66. Lucy Jiao, #604-5833 Wilson Avenue, Burnaby
67. Ray Okuchi, #107-4155 Central Boulevard, Burnaby
68. Leona Fung, 6530 Gilley Avenue, Burnaby
69. Keeve W. T. Kwok, 7480 Petts Road, Richmond
70. [REDACTED] Burnaby

71. Shelly Zhao, [REDACTED] Burnaby
72. Flora Wang, 4888 Hazel Street, Burnaby
73. [REDACTED] Burnaby
74. Yingzi Zhang, 4563 Burke Street, Burnaby
75. Rong Qi, #204-4625 Grange Street, Burnaby
76. Ping Yin, #204-4625 Grange Street, Burnaby
77. Xin Yi Chen, 6218 Patterson Avenue, Burnaby
78. [REDACTED] Burnaby
79. Yunji Winnie Lian, 5630 Elsom Avenue, Burnaby
80. Aileen Han (Xiu Yun Han), #1805-6098 Kingsway, Burnaby (*two submissions and petition*)
81. Maggie Chen, 4155 Price Crescent, Burnaby
82. Sarah Li, 6957 Cunningham Court, Burnaby
83. Ruijiao Shi, #103-4798 Hazel Street, Burnaby
84. Wing Kong, [REDACTED] Burnaby
85. Fan Chen, #103-4798 Hazel Street, Burnaby
86. [REDACTED] Burnaby
87. Yao Fu, #1503-4603 Hazel Street, Burnaby
88. Marilyn Chen, #405-5833 Wilson Avenue, Burnaby
89. Anne Lee, 4155 Sardis Street, Burnaby
90. Hong Zhang, 7275 Salisbury Avenue, Burnaby
91. Tracy Wu, 5287 Barker Avenue, Burnaby
92. Jing Zhang, #1-6539 Elgin Avenue, Burnaby
93. Chih-Chung Wuo (Kirk Wuo), #1704-6540 Burlington Avenue, Burnaby
94. Charter Lau, #104-5340 Hastings Street, Burnaby
95. Yung Chung Chang, 5469 Elwyn Drive, Burnaby
96. ChiLin Liu (Michael Liu), #801-7388 Kingsway, Burnaby
97. Jenny Yan, 5813 Hardwick Street, Burnaby
98. Yolande Adora Fan, 5813 Hardwick Street, Burnaby
99. Limian Chen & Rufen Rao, 4052 Burke Street, Burnaby
100. Ryan McKewon, 3383 Gilmore Avenue, Burnaby
101. Susanna Chun Wah Ma, 4645 Charlotte Court, Burnaby
102. Carrie Lam, 6362 Curtis Street, Burnaby
103. Tina Li, 6492 Sperling Avenue, Burnaby
104. Chaofang Ni, *no address provided*
105. Janice Jia, 6188 Patterson Avenue, Burnaby
106. Wendy Wu, 6588 Nelson Avenue, Burnaby
107. Yingying Liang, 4505 Hazel Street, Burnaby
108. Yi Jun, *no address provided*
109. Junshan Yang, *no address provided*
110. Chao-Lin Chen, #211-5211 Grimmer Street, Burnaby
111. Ceci, *no address provided*
112. Angel, *no address provided*

113. Katherine Deng, 6629 Acacia Avenue, Burnaby
114. Joy, *no address provided*
115. Angel Yang, *no address provided*
116. [REDACTED] Burnaby
117. Marco He, 5652 Patterson Avenue, Burnaby
118. David Qu, *no address provided*
119. Larry Xu, *no address provided*
120. Amy Lee, *no address provided*
121. Rebecca Leung, 7063 McKay Avenue, Burnaby
122. Carol Li, *no address provided*
123. Xinhua Wang, *no address provided*
124. Yiqian Liu, *no address provided (two submissions)*
125. Wing H.Y. Wong, #808-7388 Kingsway, Burnaby
126. Yin Zhou, *no address provided*
127. Vincent Dong, 7061 McKay Avenue, Burnaby
128. Kimberly Thompson-Suzuki, *no address provided*
129. Jianlong Wu, 4612 Bond Street, Burnaby
130. Christine Chan, *no address provided*
131. Kang Xiao, 6128 Patterson Avenue, Burnaby
132. Dawn Hou, 6070 McMurray Avenue, Burnaby
133. Ruixiang Zhang, *no address provided*
134. Min Wei, *no address provided*
135. [REDACTED]
136. Karmen Lee, 4106 Gilpin Crescent, Burnaby
137. Selina Feng, *no address provided*
138. Dabao Zhang, 5790 Patterson Avenue, Burnaby
139. Mei Shao, #65-8415 Cumberland Place, Burnaby
140. [REDACTED] *no address provided*
141. Calvin, *no address provided*
142. Calvin S.F. Cheng, *no address provided*
143. [REDACTED], *no address provided*
144. Edward Fan, 9350 University High Street, Burnaby
145. Guiling Sheng, 4888 Hazel Street, Burnaby
146. Luna Lu, *no address provided*
147. Alice Chen, 5695 Chaffey Avenue, Burnaby
148. Yang Yu, 5833 Wilson Avenue, Burnaby
149. LiMing (Nicholas) Yu, 5833 Wilson Avenue, Burnaby
150. Young Shen, 5695 Chaffey Avenue, Burnaby
151. John Vinod, *no address provided*
152. [REDACTED] (Minor)
153. Lily Ruan, *no address provided*
154. [REDACTED] Burnaby

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

Jamie Ong, address inaudible, spoke in opposition to the rezoning application. Due to the poor sound quality, His Worship, Mayor Hurley requested speakers to call via teleconference.

**Councillor Jordan left the meeting at 8:15 p.m. and returned at 8:16 p.m.*

Name inaudible, #205-5520 Joyce Street, Vancouver, spoke in support of the proposed rezoning. The speaker believes that public cannabis stores are a safe, reliable way of providing cannabis products to the public; as well as providing unionized jobs with good benefits and pensions which contribute to the local economy.

Charter Lau, #104-5340 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker expressed health and safety concerns regarding the rising numbers of cannabis use, and substance abuse and addiction among young people. The speaker believes that a store in a residential neighbourhood would increase young people's exposure to cannabis more than if the store was located in a commercial area.

Name inaudible, address inaudible, Burnaby, spoke in opposition to the proposed rezoning and expressed concern for the health of young people and use of cannabis, as well as the extra pressure on law enforcement that would result. Due poor sound quality, the secretary could not record the speaker's full comment.

Cathy Dao, address inaudible, spoke in opposition to the proposed rezoning and advised wants her children in a happy and safe environment. The speaker noted that there is a community college and recreation centre nearby and shared concern for their easy access to cannabis products.

Name inaudible, address inaudible, spoke in support of the proposed rezoning advising that there are a lot of misconceptions around cannabis use. The speaker stated that she is a member of the BCGEU and noted the benefits of union jobs to employees. The speaker believes that the cannabis store would be a benefit to the community by supplying unionized jobs which would in turn support the local economy.

Yingzi Zhang, 4563 Burke Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker agrees that the stores provide good jobs but shared concerns regarding second hand smoke on residents' health, addiction issues, and the effects of these on the community. This is a densely populated area, and many young families and seniors will be negatively impacted with a store in the mall.

Yao Fu, #1503-4603 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning and the location of a cannabis store so close to a school, library, and park and playground. The speaker shared concerns about exposing young people to cannabis, as well as the health risk for seniors exposed to the second hand smoke. The speaker believes that as a result of the negative impacts arising from the opening of a cannabis store (such as increased traffic jams leading to accidents), some people will move away and others would be discouraged from moving into the area.

Christine Yin Yi Han, #19F-6128 Paterson Avenue, Burnaby, spoke in opposition to the proposed rezoning expressing safety concerns for residents living in the area, as well as the negative effects on businesses. The speaker noted that there are a lot of people smoking cannabis already and she doesn't feel safe. The speaker advised that there are many elementary schools close by, and as a parent wants to keep children safe and help them make good choices, and does not want a cannabis store close to them. The speaker believes that the City needs to build a healthier future for all residents and a cannabis store in the area would not do that.

[REDACTED] Burnaby, spoke in opposition to the proposed rezoning application as the area is densely populated with many families and includes a library, school, and park and playground. The speaker expressed concern that the store would be attractive to children and teenagers, and believes that the crime rate in the area would increase. The speaker noted that children and seniors are most vulnerable. The speaker believes that young families and immigrants would not choose Metrotown as a location to live and therefore this would have a negative impact on the economic development in the area.

Mickey Qin, #2202-4900 Lennox Lane, Burnaby, spoke in opposition to the proposed rezoning application. *Due to poor sound quality, His Worship, Mayor Hurley, requested the speaker call in using the telephone line.*

[REDACTED] Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that many children, teenagers and seniors live in the area, and shared concern regarding exposure to second hand smoke and accessibility to cannabis products. The speaker noted that many of her neighbours are concerned with a store in this area where there are a lot of high-rises, a library and schools nearby.

Peng Zhang, #2306-5883 Parker Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker believed that this location is not good for a cannabis store – it is a high traffic area and within walking distance to three schools. Families do their best at keeping their kids from harmful influences and noted that cannabis is harmful to brain development. The

speaker shared concern that a store in this location would tempt youth to try the product, and stated that the store should be located in a remote area away from families.

Lin Chang, *address inaudible*, Burnaby, spoke in opposition to the proposed rezoning and opening a cannabis store in this high density area and believed that the store should be located in a commercial area. The speaker expressed concern regarding the worsening air quality which would be made even worse with smoke from cannabis users.

Tracey Law, #1-4429 Kingsway, Burnaby, spoke in opposition to the proposed rezoning and noted that nothing is more important than her family and shared her concern regarding exposing them to a cannabis store.

May Han, #305-5652 Patterson Avenue, Burnaby, spoke in opposition to the proposed rezoning and a cannabis store located near Chaffey-Burke Elementary School, library, park and playground. The speaker expressing concern regarding the negative impact the store would have on the area, and noted that there is enough trouble already in Central Park.

Gerry Wu, 4980 Grafton Street, Burnaby, spoke in opposition to the rezoning application. The speaker advised that he often walks by the Old Orchard Shopping Centre with his children to the library and park, and if a store opened there, he would avoid that area.

Yu Zhu, 4563 Burke Street, Burnaby, spoke in opposition to the proposed rezoning, and advised that he often walks with his children to the Old Orchard Shopping Centre and he doesn't want kids near to the store. The speaker believes marijuana use by a family member has a negative impact on the whole family.

Shelley Zhao, 4346 Wildwood Crescent, Burnaby, spoke in opposition to the proposed rezoning expressing concern for the safety and health of students at Chaffey-Burke school which is very close to Old Orchard Shopping Centre. The speaker advised that some people already smoke marijuana in Old Orchard Park, which is often used for after school programs for children, and worried that with a cannabis store in the mall, even more people would smoke in the park. The speaker expressed concern for children with allergies, and spoke about the long term effects on a young developing brain.

Lewis Zhou, 4043 Forest Street, Burnaby - *due to poor sound quality His Worship, Mayor Hurley asked the speaker to call using the telephone line.*

Rong Qi, #204-4625 Grange Street, Burnaby, spoke in opposition to the proposed rezoning and believes that a cannabis store in this location does not fit with the community, which would be too near Marlborough and Chaffey-Burke Elementary Schools, Metrotown Mall, a library, and Central Park. The speaker

noted that the community is full of young families and voiced concern about the negative health impact on children and seniors.

[REDACTED] Burnaby, spoke in opposition to the proposed rezoning stating that opening a cannabis store at this location would not be a good idea. The speaker believes that addiction to cannabis is a real problem and is concerned about having a store in the middle of a thriving community.

**Councillor Wang left the meeting at 9:18 p.m. and returned at 9:21 p.m.*

[REDACTED] - due to poor sound quality His Worship, Mayor Hurley asked the speaker to call using the telephone line.

Tommy Ho, 5133 Watling Street, Burnaby, spoke in opposition to the proposed rezoning and believes that a cannabis store in the area would be detrimental to the community, and expressed particular concern for the health and safety of young people exposed to cannabis use.

Louie inaudible, 4043 Forest Street, Burnaby, spoke in opposition to the proposed rezoning and stated concerns about people in the community getting COVID-19, and believes that the residents should not also have to worry about the negative impacts of a cannabis store in the mall. The speaker believes that the opening of the store would negatively impact seniors and children, who are the most vulnerable. The speaker also expressed concern regarding the demand on RCMP resources. *Due to the poor sound quality, the secretary could not record the speaker's full comment.*

Mickey Qin, #2202-4900 Lennox Lane, Burnaby, spoke for a second time in opposition to the proposed rezoning and believes that the cannabis store would be too close to a recreation centre and park frequented by seniors and children. The speaker stated that she did not want any child exposed to the second hand smoke of cannabis or to grow up around the dangers of cannabis use.

[REDACTED] Burnaby, spoke for a second time in opposition to the proposed rezoning. The speaker expressed concern regarding the addiction of cannabis and its negative side effects, and believes that the store should not be located in residential area with families, close to a library and schools. The speaker believes that a Cannabis store belongs in a commercial area.

Name inaudible, address inaudible, Burnaby, spoke in opposition to the proposed rezoning. The speaker noted the number of schools, community centre and other facilities used by families in the area, and expressed concern regarding the exposure of children to the cannabis store.

Jenny Wu, 4808 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning as the store would be too close to schools and library. The speaker expressed concern regarding more accidents (there is already a liquor store at this location), and stated that she wanted to be able to breathe fresh air and not cannabis smoke. The speaker believes that cannabis second hand smoke is not good for children, who play in the area, or seniors.

**His Worship, Mayor Hurley, left the meeting at 9:34 p.m. and returned at 9:36 p.m.*

Fan Yang, 6588 Nelson Avenue, Burnaby, spoke in opposition to the proposed rezoning and noted that there are new residential buildings with young families in the area. The speaker expressed concern for the health and safety of young people, and the increase risk of them having access to the drug.

Catherine Qiao, 6198 Highgate Avenue, Burnaby, spoke in opposition to the proposed rezoning. *Due to poor sound quality His Worship, Mayor Hurley, requested the speaker call back on the phone line.*

Charter Lau, #104-5340 Hastings Street, Burnaby, spoke for a second time in opposition to the proposed rezoning and believes that not opening a store in the mall, would not result in any loss of jobs.

Qu Yun Han, *address inaudible*, Burnaby, spoke in opposition to the proposed rezoning as the store would be too close to Chaffey-Burke Elementary School, library, Old Orchard Park, and other facilities used by children and seniors. The speaker expressed concern regarding children's exposure to a cannabis store in the neighbourhood.

Steven Liu, #4010-4670 Assembly Way, Burnaby, spoke in opposition to the proposed rezoning and the location of a cannabis close to Chaffey-Burke Elementary School, park, and other facilities used by the community.

Catherine Chow, 6198 Patterson Avenue, Burnaby, spoke in opposition to the proposed rezoning stating that a cannabis store is not a good fit for this location, and shared her concern that the store would be too close to Chaffey-Burke Elementary School and Old Orchard Park. The speaker believes that drivers' behavior would be made worse by cannabis use, and expressed her concern for the safety of the children in the area.

Jessie inaudible, *address inaudible*, Burnaby, spoke in opposition to the proposed rezoning and opening a cannabis store in Old Orchard Shopping Centre because it would be too close to public facilities such as schools, community centre, library and two parks. The speaker expressed concern regarding traffic safety and the negative impact a store in the area would have on drivers' behaviour.

Name inaudible, address inaudible, Burnaby, spoke in opposition to the proposed rezoning as the store would be too close to Chaffey-Burke Elementary School and Old Orchard Park, and in a high density area (with many children and seniors) with high traffic volume. The speaker stated she did not want her children exposed to people smoking cannabis. The speaker also noted that Central Park is nearby, and expressed concern regarding increasing crime around the park, which she believes would worsen if a cannabis store opened in the mall.

Shelley Zhao, 4346 Wildwood Crescent, Burnaby, spoke for a second time opposed to the proposed rezoning and expressed concern regarding traffic safety in the area. The speaker worries that cannabis users may drive after consuming the drug, and believes there would be more traffic accidents as a result.

[REDACTED] Burnaby, spoke for a second time in opposition to the proposed rezoning. The speaker noted that only three people have spoken in favor, and inquired whether the people who haven't spoken would be considered in favour of the rezoning application.

Alisa via Zoom - no answer

Yao Fu, #1503-4603 Hazel Street, Burnaby - due to poor sound quality His Worship, Mayor Hurley, requested the speaker call back on the phone line.

Alisa - the Clerk attempted to connect a second time with the speaker via Zoom.

[REDACTED] Burnaby, spoke for a second time in opposition to the proposed rezoning. The speaker referred to research regarding the negative health impact of second hand smoke on people. Due to poor sound quality, the secretary could not record the speaker's full comment.

Apple Liu, #4010-4670 Assembly Way, Burnaby, spoke in opposition to the proposed rezoning. The speaker believes that the cannabis store would be too close to Chaffey-Burke Elementary School, a senior centre and Central Park.

[REDACTED] Burnaby, spoke in opposition to the proposed rezoning. The speaker believes that the store would have the following impacts: cause bad behaviour among store patrons; devalue surrounding properties; and, draw many random strangers into the neighbourhood which potentially could lead to an increase in area crime.

Alisa - the Clerk attempted to connect a third time with the speaker via Zoom and asked she call through the telephone line.

Zheng Wang, no address provided, Burnaby, spoke in opposition to the proposed rezoning. The speaker expressed concern for the health and safety of users of cannabis, and of society.

[REDACTED] Burnaby, spoke for a third time in opposition to the rezoning. The speaker referred to research in 2019 showing that prices in government operated cannabis stores are higher than those in illegal stores, and with the cost of rent in the Metrotown area, believed that the government stores will lose money and cost the taxpayers more.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT the Public Hearing be extended past 10:30 p.m.

CARRIED UNANIMOUSLY

Xingwei Lu, 4781 Victory Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker advised her children attend Chaffey-Burke Elementary School (with over 500 students) and is concerned for the health and safety of the children with having a cannabis store in the neighbourhood.

Hsing Pei Lien *no answer*

Julie Liu, *inaudible address*, Burnaby - *due to the poor sound quality*, His Worship, Mayor Hurley, requested the speaker call using the teleconference.

Name Inaudible, *address inaudible* Burnaby, spoke in opposition to the proposed rezoning. The speaker believes that it would be inappropriate to open a cannabis store so close to Chaffey-Burke Elementary School and in a densely populated area of Burnaby. *Due to poor sound quality, the secretary could not record the speaker's full comment.*

Name Inaudible, #1805-4888 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker believes that opening a cannabis store near schools and parks would be unsafe for young children.

Winson Xiao, *inaudible address* Carson Street, Burnaby spoke in opposition to the proposed rezoning. The speaker believes that there is a shortage of police officers in the City, and that there is an association between cannabis use and violence in the community.

Shelley Zhao, 4346 Wildwood Crescent, Burnaby, spoke for the third time in opposition to the proposed rezoning and believes that the City should listen to residents and not allow a cannabis store to open in the area.

Julie Liu, *address inaudible*, Burnaby, spoke via the teleconference (*second attempt*) in opposition to the rezoning. *Due to the poor sound quality, the secretary was unable to record the speaker's comment.*

Name inaudible, address inaudible, Burnaby, spoke in opposition to the proposed rezoning. The speaker stated that she can often smell marijuana around Chaffey-Burke Elementary and Marlborough Elementary schools, and believes that there would be an increase in use if a store opened in the Old Orchard Shopping Centre. The speaker advised that she does not want children smelling marijuana and being exposed to a cannabis store.

Zheng Wang, no address provided, Burnaby, spoke for the second time in opposition to the proposed rezoning, and believes that a cannabis store should be located outside the City, out of easy reach of young people.

Amy Yan, 4371 Iris Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker expressed concern that a cannabis store would be allowed to open so close to an elementary school.

Name inaudible Chong, address inaudible, Burnaby, spoke in opposition to the proposed rezoning. The speaker advised the store would be walking distance from an elementary school, and expressed concern regarding accessibility and exposure to cannabis products.

Name inaudible, address inaudible, Burnaby, spoke in opposition to the rezoning. Due to the poor sound quality, the secretary was unable to record the speaker's comment.

Steven Liu, #4010-4670 Assembly Way, Burnaby, spoke for the second time in opposition to the proposed rezoning and advised that many people in the area are opposed, and inquired regarding the reason for choosing this location.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #19-16, Bylaw No. 14199 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2020 - Bylaw No. 14200

Rez. #19-24

Unit B - 6681 MacPherson Avenue

From: C4 Service Commercial District