



PUBLIC HEARING

MINUTES

Tuesday, October 26, 2021, 5:00 p.m.

Electronic Meeting

PRESENT: Councillor Joe Keithley, Acting Mayor
His Worship, Mayor Mike Hurley (*participated electronically*)
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Alison Gu
Councillor Mike Hillman (*participated electronically*)
Councillor Dan Johnston (*arrived at 5:03 p.m. and participated electronically*)
Councillor Colleen Jordan (*participated electronically*)
Councillor James Wang

STAFF: Mr. Dipak Dattani, Director Corporate Services
Mr. Ed Kozak, Director Planning and Building
Ms. Lee-Ann Garnett, Deputy 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*.

2. CALL TO ORDER

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

Councillor Keithley, Acting Mayor, recognized the ancestral and unceded homelands of the hən̓q̓əmin̓əŋ 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. 23, 2021 - Bylaw No. 14375**

Rez. #21-09

3726-3762, 3727-3799, 3806-3896 AND 4536-4798 Garden Grove Drive; 4816-4888 AND 4831-4887 Hickory Court; 4901-4977 AND 4910-4980 Thornwood Place; and 4801-4873 AND 4802-4874 Greentree Place

From: CD Comprehensive Development District (in accordance with the development plans entitled "Green Tree Village" and "Green Tree Village Phase 2" prepared for Dawson Developments Ltd. by Michael Katz Architects (Bylaw No. 6203 & 6301); and "Green Tree Village Residential Development in Burnaby, B.C. for Daon Development Corporation" prepared by Michael Katz Architects (Bylaw No. 6482))

**Councillor Johnston arrived at 5:05 p.m.*

To: Amended CD Comprehensive Development District (in accordance with the development plans entitled "Green Tree Village" and "Green Tree Village Phase 2" prepared for Dawson Developments Ltd. by Michael Katz Architects (Bylaw Nos. 6203 & 6301); and "Green Tree Village Residential Development in Burnaby, B.C. for Daon Development Corporation" prepared by Michael Katz Architects (Bylaw No. 6482)), and as supplemented by the Supplemental Development Regulations Greentree Village CD Districts

Purpose: to provide additional flexibility for minor renovations and additions to existing single family dwellings in the Greentree Village Comprehensive Development District

Applicant: City of Burnaby

Five (5) letter was received in response to the proposed rezoning application:

1. Benjamin Hetcher, 3818 Garden Grove Drive, Burnaby (*two submissions*)
2. Rosemary Gander, 3791 Garden Grove Drive, Burnaby
3. Rafique Kheraj, 4865 Greentree Place, Burnaby
4. Susan Papadionissiou and Bill Walters, 4949 Thornwood Place, Burnaby
5. Lis Madsen, 4788 Driftwood Place, Burnaby

The following speakers appeared before Council via Zoom in response to the proposed zoning bylaw amendment:

Helen Singbell, 4826 Greentree Place, Burnaby, appeared before Council and requested information regarding the maximum build out for her 'side-by-side'. Ms. Singbell also expressed concern regarding potential build out of the 'tall skinny housing' form and the resulting massing in relation to her home. Ms. Singbell queried if impacts to the different housing forms had been taken into consideration.

Sean Hamilton-Silverstone, 4536 Garden Grove Drive, Burnaby, queried the possibility of extending into the front yard with a carport/garage, and if the converted carport could be reinstated to its original use.

Bill Walters, 4949 Thornwood Place, Burnaby, thanked staff for the work that has been done to allow residents to make alterations that will facilitate the ability to age in place. Mr. Walters advised that he appreciates the charm of the community, adding that most homes were built in the 1970s and require renovations.

Elizabeth Bovell, 4540 Garden Road Drive, Burnaby, informed Council that she appreciates the village feeling that Greentree evokes, and queried if the proposed amendments would permit new home development. Ms. Bovell advised that she supports the proposed rezoning.

Helen Singbell, 4826 Greentree Place, Burnaby, spoke for a second time requesting the maximum square footage allowed. Ms. Singbell reiterated her concerns regarding the potential for massing by renovations/additions done to the 'tall skinny housing' form and the resulting effects on her 'side-by-side' home.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #21-09, Bylaw No. 14375 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2021 - Bylaw No. 14368

Rez. #20-38

7300 Market Crossing

From: CD Comprehensive Development District (based on C2 Community Commercial District and C7 Drive-In Restaurant District and Big Bend Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C2 and C2i Community Commercial Districts and Big Bend Development Plan as guidelines,

and in accordance with the development plan entitled "Burnaby Marine & Byrne" prepared by Liquor Distribution Branch)

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

Applicant: British Columbia Liquor Distribution Branch

No letters were received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed rezoning application.

**Councillor Calendino left at 5:32 p.m.*

MOVED BY MAYOR HURLEY
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #20-38, Bylaw No. 14368 be terminated.

CARRIED UNANIMOUSLY

**Councillor Calendino returned at 5:34 p.m.*

3.3 Burnaby Official Community Plan Bylaw 1998, Amendment Bylaw No. 1, 2021 - Bylaw No. 14379

Purpose: to amend the Residential Framework of the Official Community Plan (OCP) to allow consideration of multiple-family residential uses, including affordable housing on institutional zoned sites that are currently designated for lower density residential uses

No letters were received in response to the proposed rezoning application.

The following speakers appeared before Council via Zoom in response to the proposed Official Community Plan amendment:

John Pringle, 4746 Willowdale Place, Burnaby, expressed concern regarding the adverse effects the amendment would have on Greentree Village by way of the potential redevelopment of 208 units at 3550 Wayburne Drive. Prior to the amendment, the maximum build would have been 16 homes. Further, Mr. Pringle expressed concern regarding the increased traffic congestion from the proposed development. The speaker requested that the City extend the 100 metre notification process, particularly because he does not receive the BurnabyNow.

Councillor Jordan informed the speaker that the notification area is actually 30 metres (100 feet), and not 100 metres.

Norma Boutillier 4752 Driftwood Place, Burnaby, expressed concern regarding insufficient notification area. The speaker also advised that the proposed Official Community Plan (OCP) amendment is to allow non-market housing; however, the development proposal for 3550 Wayburne Drive, through this amendment, is for market strata units. Ms. Boutillier advised that the proposed development at 3550 Wayburne Drive does not meet the intent of the amendment.

Norma Boutillier 4752 Driftwood Place, Burnaby, spoke for a second time advising that the amendment should reflect that the City is trying to achieve a mix of market, non-market, and affordable housing as opposed to strictly strata market housing.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY MAYOR HURLEY

THAT this Public Hearing for Official Community Plan, Amendment Bylaw No. 1, 2021, Bylaw No. 14379 be terminated.

CARRIED UNANIMOUSLY

4. **ADJOURNMENT**

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR GU

THAT the Public Hearing meeting adjourn at 5:48 p.m.

CARRIED UNANIMOUSLY

Councillor Keithley,
ACTING MAYOR

Blanka Zeinabova,
CITY CLERK