



## **PUBLIC HEARING**

## **MINUTES**

**Tuesday, November 23, 2021, 5:00 p.m.**

**Electronic Meeting**

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

**ABSENT:** Councillor Mike Hillman

**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**

His Worship, Mayor Mike Hurley, called the Public Hearing to order at 5:00 p.m. and conducted the roll call. Councillors Gu, Keithley, Johnston, and Jordan participated electronically.

His Worship, Mayor Mike Hurley, recognized the ancestral and unceded homelands of the hən̓q̓əmi̓ñəm̓ and Skwxwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this territory.

His Worship, Mayor Hurley advised that a change had been noted for Item 3.6, Rezoning Reference #17-10001, 5900 Olive Avenue, Bylaw No. 14384 - the applicant is Polygon Development 293 Ltd., and not Polygon Development 312 Ltd. as noted in the report.

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. 31, 2021 - Bylaw No. 14388**

**Rez. #21-20**

**4250 Canada Way**

**From:** Amended CD Comprehensive Development District (based on M8a Advanced Technology Research District and Discovery Place Community Plan)

**To:** Amended CD Comprehensive Development District (based on M8a Advanced Technology Research District and Discovery Place Community Plan guidelines and in accordance with the development plan entitled “Skysign Rezoning – REZ 21-20, 4250 Canada Way, Burnaby” prepared by Signarama Burnaby)

**Purpose:** to permit the installation of an additional skysign on the north elevation of the existing six-storey office building

**Applicant:** Pacific Blue Cross Health Benefits Society

No correspondence was received in response to the proposed rezoning application.

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

MOVED BY COUNCILLOR DHALIWAL

SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #21-20, Bylaw No. 14388 be terminated.

CARRIED UNANIMOUSLY

**3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2021 - Bylaw No. 14387**

**Rez. #19-51**

**1508 Hatton Avenue**

**From:** R4 Residential District

**To:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and the amended Montecito Community Plan as guidelines, and in accordance with the development plan entitled “Fourplex 1508 Hatton Avenue, Burnaby, B.C.” by KGW Architecture)

**Purpose:** to permit the construction of a four-unit multi-family residential development

**Applicant:** Interworld Properties Inc.

Two (2) letters, including one (1) petition containing 27 signatures were received in response to the proposed rezoning application:

1. Maurice Lui, 1537 Hatton Avenue, Burnaby
2. Qi Xia Deng, 1530 Hatton Avenue, Burnaby (*submitted 1 page petition with 27 signatures*)

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

Jackie Davie, 1429 Hatton Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the development of 24 homes, where 6 currently exist. The speaker advised that the area is underserved due to a lack of sidewalks, and expressed concerns regarding parking, noise and the impacts to the livability of the neighbourhood.

Qixia Deng, 1530 Hatton Avenue, Burnaby, spoke in opposition to the proposed rezoning application.. The speaker expressed concern regarding the increase in traffic resulting in safety concerns for the children in the area that currently walk to the school, without the benefit of sidewalks.

Rob Ponis, 1420 Duthie Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker queried if the zoning would affect the planned park on Augusta Avenue. Mr. Ponis advised that the increase in density is not sustainable and would impact the neighbourhood and community by encouraging investors, as opposed to families. Concern was expressed regarding the increase in traffic, lack of sidewalks, and the very limited notification area regarding the proposed change to the Montecito Community Plan.

Haleema Naseer, 7260 Kitchener Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concern regarding the loss of a sense of community, increase in traffic, lack of sidewalks, and safety of children that walk to the local school.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #19-51, Bylaw No. 14387 be terminated.

CARRIED UNANIMOUSLY

**3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2021 - Bylaw No. 14385**

**Rez. #18-03**

**6280 and 6350 Willingdon Avenue**

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on the RM5s and, RM5r Multiple Family Residential District and the Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled “Willingdon Residential Development” prepared by Chris Dikeakos Architects Inc. and David Stoyko Landscape Architecture Inc.)

**Purpose:** to permit the construction of two high-rise apartment buildings with podium frontage along Willingdon Avenue and Cassie Avenue

**Applicant:** Wesgroup Properties Ltd.

Nine (9) letters were received in response to the proposed rezoning application:

1. Shannon Baron, 6350 Willingdon Avenue, Burnaby
2. Razieh Tabarmanaf, 4350 Beresford Street, Burnaby
3. Paul Holden, 6350 Willingdon Avenue, Burnaby
4. Goretti Roberts, 4360 Beresford Street, Burnaby
5. Xinyi Hao, 6383 McKay Avenue, Burnaby
6. Augustine Eamme, 4360 Beresford Street, Burnaby
7. Eugene Semenov, 4350 Beresford Street, Burnaby
8. Onelo C, 6288 Cassie Avenue, Burnaby
9. Albert Tom, 4360 Beresford Street, Burnaby

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

Paul Holden, 6315 Willingdon Avenue, Burnaby, spoke in opposition to the rezoning application, and expressed concerns regarding the number of rental replacements, safety concerns for pedestrians due to the occupation of sidewalks by developers for construction, parking by construction employees, and segregation of amenities between purpose built rentals and strata owners.

Michael Lo, 4360 Beresford Avenue, Burnaby, spoke on behalf of his mother in opposition to the proposed rezoning application. Mr. Lo expressed concern regarding the height of the building and subsequent loss of sunlight.

*\*Councillor Dhaliwal out at 5:55 p.m. and returned at 5:58 p.m.*

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #18-03, Bylaw No. 14385 be terminated.

CARRIED UNANIMOUSLY

**3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2021 - Bylaw No. 14386**

**Rez. #17-14**

**2100, 2160, 2210 Springer Avenue, and 5334 Lougheed Highway**

**From:** M2 General Industrial District, C6 Gasoline Service Station District and R2 Residential District

**To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Bassano Concept Book” prepared by IBI Group)

**Purpose:** to establish a Conceptual Master Plan and Design Guidelines for the subject site (Bassano Site), in order to guide further site specific rezoning applications for the future construction of a high-density strata and non-market rental development over three main phases. Resulting from the findings and recommendations of the Mayor’s Task Force on Community Housing, and other adopted and emerging housing policies, the proposed Conceptual Master Plan also includes an innovative approach to the provision of non-market rental housing for Council’s consideration, involving the development of a ‘swing site’ to temporarily house tenants displaced by development in the Metrotown area while their replacement homes are being constructed. No specific development is being proposed by the subject rezoning application

**Applicant:** Boffo Developments Ltd.

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

1. Josh Batterink, 2225 Holdom Avenue, Burnaby

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

MOVED BY COUNCILLOR GU

SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #17-14, Bylaw No. 14386 be terminated.

CARRIED UNANIMOUSLY

**3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2021 - Bylaw No. 14383**

**Rez. #17-10000**

**5868 Olive Avenue**

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on RM5s, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Polygon Olive North" prepared by DYS Architecture)

**Purpose:** to permit the construction of a high-rise market strata, market rental and non-market rental residential building

**Applicant:** Polygon Development 312 Ltd.

Six (6) letters were received in response to the proposed rezoning application:

1. Yang Dingjun (*no address provided*)
2. Elinor Craig, 5888 Olive Avenue, Burnaby
3. Stephen Mayba, 5888 Olive Avenue, Burnaby
4. Brad Rix, 5888 Olive Avenue, Burnaby
5. Layne Bruin, 5848 Olive Avenue, Burnaby
6. Nick Benz (*no address provided*)

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

Brian Ellis, Vice President of Development Polygon, 1333 West Broadway, Vancouver, advised that he was available to answer questions.

Aidan Tan Henry, 5848 Olive Avenue, Burnaby, spoke in opposition to the proposed rezoning application expressing concern regarding the number of new developments and lack of improvements to infrastructure. The speaker also expressed concerns regarding increased traffic and density, parking issues, and loss of privacy.

Darrin Froese, New Vista Society, 7232 New Vista Place, Burnaby, spoke in support of the proposed rezoning application.

Jiannpei Hu, 5885 Olive Avenue, Burnaby, spoke in opposition to the proposed rezoning application expressing concern regarding potential damage to the landscaping at 5885 Olive Avenue and loss of property value.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #17-10000, Bylaw No. 14383 be terminated.

CARRIED UNANIMOUSLY

**3.6 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2021 - Bylaw No. 14384**

**Rez. #17-10001**

**5900 Olive Avenue**

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Polygon Olive Court" prepared by DYS Architecture)

**Purpose:** to permit the construction of a high-rise market residential building and a low-rise non-market rental building

**Applicant:** Olive Properties Inc.

Seven (7) letters were received in response to the proposed rezoning application:

1. Elinor Craig, 5888 Olive Avenue, Burnaby
2. Stephen Mayba, 5888 Olive Avenue, Burnaby
3. Brad Rix, 5888 Olive Avenue, Burnaby
4. Ana Fleming, 5900 Olive Avenue, Burnaby
5. Samuel Pimenta, 5900 Olive Avenue, Burnaby
6. Ioana (Peter) Radacina, 5900 Olive Avenue, Burnaby

7. Nick Benz (*no address provided*)

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

Brian Ellis, Vice President of Development Polygon, 1333 West Broadway, Vancouver, advised that he was available to answer questions.

Manda B, 5932 Patterson Avenue, Burnaby, advised that the parkade for 5932 Patterson exits on Olive Avenue, and requested assures that development would not impede access to their parkade.

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-10001, Bylaw No. 14384 be terminated.

CARRIED UNANIMOUSLY

**3.7 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2021 - Bylaw No. 14382**

**Rez. #19-62**

**3550 Wayburne Drive**

**From:** P2 Administration and Assembly District

**To:** CD Comprehensive Development District (based on RM2 and RM2r Multiple Family Residential Districts) and in accordance with the development plan entitled "Wayburne Townhomes" prepared by Integra Architecture Inc.)

**Purpose:** to permit the construction of 13 stacked townhouse buildings, comprised of 130 mixed market strata, market rental, and non-market rental townhouse dwellings

**Applicant:** Symphony Group of Companies

Sixty-four (64) letters including three (3) petitions containing 332 signatures were received in response to the proposed rezoning application:

1. Rita De Sousa, 4985 Woodsworth Street, Burnaby (three submissions, 9 letters for Mayor and Council delivered from Natercia Da Rosa on behalf of writer)
2. Lynne Redford, 4741 Willowdale Place, Burnaby
3. Jonathan Candy, 3878 Garden Grove Drive, Burnaby
4. Mike Chapman, 4782 Willowdale Place, Burnaby
5. Susan Hannigan and Matthew Groll, 4786 Cedar Glen Place, Burnaby

6. Amrita, Narciso (address redacted at request of writer)
7. Mike Peel, 4776 Willowdale Place, Burnaby
8. Dagmar Barta, 3727 Garden Grove Drive, Burnaby
9. Jiefei Liu, 5004 Hardwick Street, Burnaby
10. Dale Fitzpatrick, 3878 Garden Grove Drive, Burnaby
11. Stephen and Barbara Taylor, 4732 Cedarglen Place, Burnaby
12. Victor Fast, 4864 Hickory Court, Burnaby
13. John Pringle, 4746 Willowdale Place, Burnaby
14. Natercia and Antonio Da Rosa, 5068 Fullwell Street (*hand-delivered 10 letters*); (*hand-delivered a 25-page petition with 181 signatures*; *second batch delivered with a 16-page petition with 145 signatures*; *third batch delivered with a 3-page petition with 6 signatures*)
15. N.L. Dianne Globe, 4650 Garden Grove Drive, Burnaby
16. Eung Bum Lee, 4991 Hardwick Street, Burnaby
17. Clara Chalifour, 5126 Hardwick Street, Burnaby
18. Graham Loughheed, 4766 Laurelwood Place, Burnaby
19. Denysa Leung, 5060 Hardwick Street, Burnaby
20. Maureen Hopper, 4746 Willowdale Place, Burnaby
21. Matthew Loh, 5060 Hardwick Street, Burnaby
22. Michelle Ip, 4718 Laurelwood Place, Burnaby
23. Maureen Seesahai, 4702 Fernglen Place, Burnaby
24. (Writer requested redaction of name, address and phone number)
25. Phil Passingham, 4201 Birchwood Crescent, Burnaby
26. Zhenzhen Chen, 5041 Fulwell Crescent, Burnaby
27. Shelan McDonald, 4939 Hardwick Street, Burnaby
28. Mila Giguere, 3829 Garden Grove Drive, Burnaby
29. Richard Kienzle, 4943 Hardwick Street, Burnaby
30. Doug Friesen, 4200 Garden Grove Drive, Burnaby
31. Bobby Purba, 6678 Fulton Avenue, Burnaby
32. Ben Scott and Lindsay McMahon, 4786 Fernglen Place, Burnaby
33. Dorothy Munro, 3680 Westminster Avenue, Burnaby
34. Tania Jackson, 3743 Garden Grove Drive, Burnaby
35. George (Gurmit) Aujla, 6191 Buckingham Drive, Burnaby
36. Sandro Federico, 4958 Fulwell Street, Burnaby
37. Roy Sinn, 3896 Garden Grove Drive, Burnaby
38. Timothy Walker, 4929 Fulwell Street, Burnaby
39. Anne and Carol Merrett-Hiley, 3963 Garden Grove Drive, Burnaby
40. Sam Cirka, 4213 Birchwood Crescent, Burnaby
41. Murray Trudeau, 4716 Driftwood Place, Burnaby
42. Cameron D. McDonald, 4939 Hardwick Street, Burnaby
43. Kathryn Jamieson, 4785 Cedarglen Place, Burnaby
44. Ron and Laura Kinders, 4770 Driftwood Place, Burnaby

45. Lori Combes, 4229 Birchwood Crescent, Burnaby
46. Gurdeep Biling, 8439 Government Road, Burnaby
47. Jermine Booker, 416 East 11<sup>th</sup> Avenue, Burnaby
48. Gurbachan Rakhra, 7849 17<sup>th</sup> Avenue, Burnaby
49. Judy and Tammy Bogdan, 4957 Hardwick Street, Burnaby
50. Rajive Heir, 4238 Fir Street, Burnaby
51. Kevin Johnstone, 4865 Fernglen Drive, Burnaby
52. Davinder Dehsi (*no address provided*)
53. Jaimi Sinclair, 4753 Willowdale Place, Burnaby
54. Bal Cheema, 7863 Goodlad Street, Burnaby
55. Hector Suaste, 6111 Marine Drive, Burnaby
56. Aly Chatur, 7388 Stanley Street, Burnaby
57. Ashwin Pathak, 4744 Cedarglen Place, Burnaby
58. Gurminder Biling, 3518 Dalebright Drive, Burnaby
59. Jay Hothi (*no address provided*)
60. Sukhjееvun Tharbkay, 2008 Rosser Avenue, Burnaby
61. Siara Kainth, 6188 Buckingham Drive, Burnaby
62. Jaswinder Randhawa (*no address provided*)
63. Yang Hu, 5004 Hardwick Street, Burnaby
64. Jas Sahota, 5636 Portland Street, Burnaby

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

Gurdeep Singh Kainth, Principal, Symphony Homes, spoke in support of the proposed zoning and advised he was available to answer any questions.

Jas Sohota, 5636 Portland Street, Burnaby, spoke in support of the proposed rezoning application advising that the City is in need of more housing, the development is a good use of the site, will improve the neighbourhood, and provide affordable housing.

David Ryan, 4742 Laurelwood Place, Burnaby, advised that the 132 units will change the quiet neighbourhood. Mr. Ryan expressed concern regarding a lack parking and traffic issues. The speaker noted the lack of sidewalks and the excessive speeds of vehicles on Wayburne Drive, and requested safety assurances from the City regarding children that walk in the area.

Tara Hamilton-Silverstone, 4536 Garden Grove Drive, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the number of residents this development will bring into the area, and subsequent changes to the neighbourhood, including increased parking and traffic.

*\*Mayor Hurley left at 6:38 p.m. and Councillor Wang assumed the Chair*

Mila Giguere, 3829 Garden Grove, Burnaby, spoke in opposition to the proposed rezoning application expressing concern regarding the increase in traffic, noise, crime and density.

Natercia and Antonio da Rosa, 5068 Fullwell Street, Burnaby, advised that they would support R3 zoning for the site, not RM2. The speaker noted that the increase in density would adversely affect traffic, parking, noise, and pollution in the area. Ms. da Rosa expressed concern regarding a lack of greenspace, and the garbage collection area, which would be located very close to existing homes.

Gurjit Jawandha, 4631 Sardis Street, Burnaby, advised that proposed zoning supports the work of the Mayor's Task Force on Community Housing by providing affordable housing, rentals and strata townhomes for young families in Burnaby.

Bernice Rybar, 4787 Fernglen Place, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding increased density, traffic congestion and speed, parking, and safety of the children in the area.

Dana Michaelson, 4262 Garden Grove, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that the area has a very low walkability score, thereby increasing the need for vehicles resulting in traffic and parking issues. Ms. Michaelson agreed that the site should be used for housing; however, 132 units is too many homes for the property.

Gurprit Naghera, 6691 Strathmore Avenue, Burnaby, spoke in support of the proposed zoning advising that affordable housing is needed in the City and will benefit young families and students.

Timothy Walker, 4929 Fullwell Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised he is opposed to the location of the loading bay, which is located very near existing homes due to safety concerns. The loading zone would introduce excess noise, garbage odors, truck fumes, and loss of enjoyment and value of the existing properties in the area. Mr. Walker noted that the height of the buildings and density are disproportionate for the size of the site.

*\*Councillor Calendino left at 7:06 p.m.*

Karen Dias, 4705 Willowdale Place, Burnaby, spoke in opposition on the proposed rezoning application. The speaker advised that low-income housing will affect the community. Concerns were expressed regarding: increased density; loss of privacy, property values and greenspace; loading area and associated odors and safety concerns; and increased traffic and parking concerns. In conclusion, the speaker advised that over 300 residents have signed the petition in opposition to this development.

Jiefei Liu, 5004 Hardwick Street, Burnaby, spoke in opposition to the proposed zoning. Mr. Liu expressed concern regarding the increased density in an area that is predominately single-family homes, and the lack of notification regarding the amendment to the Official Community Plan.

*\*Councillor Calendino returned at 7:14 p.m.*

Richard Kienzle, 4943 Hardwick, Burnaby, spoke in opposition to the proposed rezoning application and expressed the need to improve infrastructure in the area, particularly in relation to schools. The speaker expressed concerns regarding loss of privacy and property values, increase in traffic congestion and parking issues, lack of greenspace, and the inability of existing infrastructure to sustain the increased density proposed.

Ida Federico, 4958 Fullwell Street, Burnaby, spoke in opposition to the density proposed for this development. The speaker's concerns included increased traffic, lack of parking, the safety of children in the area, lack of notification and the proximity of the loading bay to existing homes.

Jean Burfoot, 4735 Willowdale Place, Burnaby, spoke in opposition to the proposed density and the affect it will have on global warming.

Canede Wong, 4929 Laurel Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the number of parking stalls being provided, proximity of the loading bay area to existing homes, and advised that the buildable area is too small in relation to the number of units being proposed.

*\*Councillor Calendino left at 7:34 p.m. and returned at 7:35 p.m.*

Carol Merrett-Hiley, 3963 Garden Grove Drive, Burnaby, spoke in opposition of the proposed rezoning application. The speaker advised that Greentree Village is a community, and the proposed development would adversely affect the area. Ms. Merrett-Hiley advised that she was not consulted by the developers regarding the proposed zoning, and expressed safety concerns regarding increased traffic and excessive speeds.

*\*Mayor Hurley returned at 7:36 p.m. and resumed the Chair at 7:42 p.m.*

Sydelle Murphy, 4737 Fernglen Place, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that Greentree Village is community oriented citing that the original proposal of 16 homes would have been in keeping with the neighbourhood. Ms. Murphy expressed concerns regarding sewer and drainage issues, increased traffic, parking, stress on infrastructure, and schools.

Jaimi Sinclair, 4753 Willowdale Place, Burnaby, spoke in opposition to the number of units being proposed for this site. Ms. Sinclair expressed concern regarding increased traffic congestion, parking and noise.

Lynne Redford, 4741 Willowdale Place, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that the development is too large for the site, and would result in increased traffic, noise, parking issues and safety concerns.

Yvonne Vuu, 4953 Woodsworth Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker believes the development will increase traffic and parking issues. Ms. Vuu questioned the affordability component of the development, and advised that many residents of the area were not notified regarding the increase in housing units.

Esther Bernardi, 4949 Laurel Street, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Bernardi advised that the area is a community and voiced concerns regarding: lack of communication from the developer; excessive density; increased crime, parking and traffic issues; transient and short-term rentals; loading bay odors; and dated infrastructure.

Amrik Maghera, 6250 Leibly Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker advised he is in favour of the development, which will provide affordable and rental housing.

Amy Lui (*inaudible*)

Karen Dias, 4705 Willowdale Place, Burnaby, spoke for a second time in opposition on the proposed rezoning application, and queried the average value of the below market units.

Rita Da Sousa, 4985 Woodsworth Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that the community had provided concerns to the developer; however, feel that they were disregarded.

Richard Kienzle, 4943 Hardwood Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application citing concerns regarding the number of residents versus number of parking stalls.

Lynne Redford, 4741 Willowdale Place, Burnaby, spoke for a second time in opposition to the proposed rezoning application advising that the development would affect the property value of homes in Greentree Village. The speaker also queried the approval process.

Natercia and Antonio da Rosa, 5068 Fullwell Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application, and queried how residents would be notified regarding the outcome of the rezoning.

Richard Kienzle, 4943 Hardwood Street, Burnaby, spoke for a third time in opposition, advising that insufficient notification and time has been provided to residents in the area regarding the proposed rezoning application.

Gurmel Kainth, 6188 Buckingham Drive, Burnaby, spoke in support of the proposed rezoning application advising that the development will be an improvement to the area by providing affordable housing.

Yvonne Vuu, 4953 Woodsworth Avenue, Burnaby, spoke for a second time in opposition to the proposed rezoning application expressing frustration that callers in support of the development do not live in the area.

Lori Coombes, 4229 Birchwood Crescent, Burnaby, spoke in opposition to the proposed rezoning application, and queried if the developer is permitted to revert back to the original development of 16 single family homes.

Rita Da Sousa, 4985 Woodsworth Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application advising that the developer disregarded feedback from the community.

Lynne Redford, 4741 Willowdale Place, Burnaby, spoke for a third time in opposition to the proposed rezoning application advising that participants that don't live in the area should not be providing feedback.

Sean Hamilton-Silverstone, 4536 Garden Grove Drive, Burnaby, spoke in opposition to the proposed rezoning application advising that he purchased a home in the area due to the quiet nature of the community. The speaker expressed concern regarding increased density, traffic congestion and speed, and lack of sidewalks.

Amy Lui, 4929 Laurel Street, Burnaby, spoke in opposition to the proposed rezoning application expressing concerns regarding safety of pedestrians due to the lack of sidewalks, and increase in traffic. Ms. Lui advised that she is in support of affordable housing; however, a long-term plan is required and infrastructure upgrades need to be addressed.

Cameron McDonald, 4939 Hardwick Street, Burnaby, spoke in opposition of the proposed rezoning application advising that he did not oppose the original 16 home development; however, expressed concern regarding the revised development and lack of notification.

Kennett Kwok, 5135 Fullwell Street, Burnaby, spoke in opposition to the proposed rezoning application citing concerns regarding the increased densification which will change the nature of the community. Further, the speaker expressed concerns regarding increased traffic, and lack of notification from the developer.

A. Narcisso, 4949 Laurel Street, Burnaby, spoke in opposition to the proposed rezoning application advising that many residents were experiencing problems in connecting to the Public Hearing. The speaker expressed concern regarding lack of infrastructure and sidewalks, increase in density, and inability for students to afford the units proposed.

*\*Councillor Wang left at 8:45 p.m. and returned at 8:48 p.m.*

Jiefei Liu, 5004 Hardwick Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application. Mr. Liu expressed concern regarding the loss of greenspace and sense of community, advising the proposed units will not be affordable.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #19-62, Bylaw No. 14382 be terminated.

CARRIED UNANIMOUSLY

Arising from discussion, the following motion was introduced:

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR KEITHLEY

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #19-62 prior to second reading of the bylaw; and

THAT a copy of the report be forwarded to the individuals that wrote and/or spoke at the Public Hearing.

CARRIED UNANIMOUSLY

**3.8 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2021 - Bylaw No. 14389**

**Rez. #21-37**

**3713 Kensington Avenue**

**From:** CD Comprehensive Development District (based on C2 Community Commercial District, C3e General Commercial District, P6 Regional Institutional District, and P2 Administration and Assembly District)

**To:** P3 Park and Public Use District

**Purpose:** to permit the full range of uses allowable under the P3 Park and Public Use District for the City-owned Christine Sinclair Community Centre, and remove zoning and covenant restrictions on the previous operators

**Applicant:** City of Burnaby

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.

MOVED BY COUNCILLOR WANG

SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #21-37, Bylaw No. 14389 be terminated.

CARRIED UNANIMOUSLY

**3.9 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 2021 - Bylaw No. 14390**

**Text Amendment**

**Purpose:** to define the requirements of temporary use permits

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.

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Text Amendment, Bylaw No. 14390 be terminated.

CARRIED UNANIMOUSLY

4. **ADJOURNMENT**

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR CALENDINO

THAT the Public Hearing meeting adjourn at 9:04 p.m.

CARRIED UNANIMOUSLY

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Mike Hurley, MAYOR

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Blanka Zeinabova, CITY CLERK