



PUBLIC HEARING MINUTES

**Tuesday, November 24, 2020, 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 at 5:30 p.m.*)
Councillor Colleen Jordan (*participated electronically*)
Councillor Joe Keithley
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 Public Hearing to order at 5:03 p.m. and conducted the roll call. Due to the COVID-19 pandemic, Councillors Dhaliwal, Johnston and Jordan participated electronically.

His Worship, Mayor Mike Hurley, 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. 40, 2020 - Bylaw No. 14233

Rez. #19-57

7510, 7516, 7526, 7536 Kingsway; 7390, 7398, 7404 16th Avenue; 7411, 7417 15th Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A)

Purpose: to establish development guidelines for the subject site to facilitate development of affordable housing

Applicant: City of Burnaby

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. #19-57, Bylaw No. 14233 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 41, 2020 - Bylaw No. 14234

Rez. #16-33

6449 and 6469 Selma Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, RM3r Multiple Family Residential District, Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Selma Apartments" prepared by Jordan Kutev Architect Inc.)

Purpose: to permit the construction of a 74-unit multiple-family rental development

Applicant: Selma Developments Ltd.

Five (5) petitions were received containing a total of 57 signatures in opposition to the proposed rezoning application.

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

1. Austin Lee, 6408 Selma Avenue, Burnaby
2. Shu (Zoe) Guo, 6428 Selma Avenue, Burnaby
3. Annie Liu, 6408 Selma Avenue
4. Henry Tang, on behalf of his parents, Unit 3 - 12070 76 Avenue, Surrey
5. Yudong (Tony) Long, 6516 Selma Avenue, Burnaby
6. Lydia Xia, 6469 Denbigh Avenue, Burnaby
7. Charles Lo, 5382 Irving Street, Burnaby
8. Farida Mulji, 6419/6421 Selma Avenue, Burnaby
9. Roshan Jiwani, 6419 Selma Avenue, Burnaby
10. Parminder and Pinderjeet Hayer, 6111 Selma Avenue, Burnaby
11. Nada Knezevich, 5470 Selma Avenue, Burnaby
12. Christina Ollson, 6449 Selma Avenue, Burnaby

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

Nadia Knezevich, 5470 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that: the rezoning application contradicts the Royal Oak Official Community Plan; a conflict of interest exists in regard to the City-owned property at 6449 Selma, which is one of the subject sites; discrepancies regarding site coverage calculations; lack of adequate parking and narrow width of Selma Avenue; one entrance/exit due to cul-de-sac, no back lane, and traffic restrictions; diminished sunlight due to height of the development; not in keeping with the characteristics of the neighbourhood; and concerns regarding rodent infestations from 6469 Selma Avenue.

Roshan Jiwani, 6419 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding: a shift from a low density quiet residential area, to a high density neighbourhood; parking requirements are insufficient; significant increase to vehicle congestion on Selma Avenue; and safety concerns.

Shuyu Guo, 6428 Selma Avenue, Burnaby, spoke on behalf of the seniors in the neighbourhood, in opposition to the proposed rezoning application. Ms. Guo expressed concerns regarding: parking issues; increased traffic congestion on Selma Avenue; safety concerns; increased crime; and lack of permeable surfaces

and amenities. In conclusion, Ms. Guo advised that the development is not suitable for the neighbourhood.

**Councillor Johnston joined the meeting at 5:30 p.m.*

Austin Lee, 6418 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Lee expressed concerns regarding: safety of pedestrians and vehicles due to increased traffic; increased congestion due to cul-de-sac with one entrance/exit and no back lane; and the ability of emergency vehicles to access homes on Selma Avenue. The speaker advised that the density of this development is not appropriate for a residential neighbourhood. In conclusion, Mr. Lee requested that Council reject the application.

Annie Liu, 6418 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the increase in traffic and congestion on Selma Avenue. The speaker believes that the development would significantly impact their personal life.

Paul Pelletrau, 6170 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Pelletrau advised that traffic and parking are existing concerns. The speaker advised that he had researched the area prior to purchasing his home, and did not anticipate the proposed density in this residential neighbourhood.

Farida Mulji, 6421 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised they purchased their property in 1987, at which time it was not zoned multi-family. The size of the proposed development is not appropriate for the neighbourhood, and will negatively impact the quality of life for the residents due to increased parking, traffic, and safety issues.

Yi Chia Lo, 5382 Irving Street, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Lo cited concerns regarding: access of emergency vehicles; diminished sunlight; and overbuilding for the neighbourhood.

Jessica Feng, 6209 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding: increased traffic and parking issues; increases crime; and the density of the development.

Denise Chang, 6309 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concern regarding the size of the development, and increased traffic and parking issues. Ms. Chang requested that Council reconsider the approval of this development.

**Councillor Calendino left the meeting at 5:55 p.m. and returned at 6:00 p.m.*

Christina Ollson, 6449 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Ollson advised that she supports the concerns of her neighbours.

Karen Eng, 6411 Denbigh Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns that the current street infrastructure is not suited to accommodate 74 units.

Due to technical difficulties, the following motion was introduced:

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR WANG

THAT the Public Hearing recess for five minutes to resolve technical difficulties at 6:10 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR WANG

THAT the Public Hearing reconvene at 6:20 p.m.

CARRIED UNANIMOUSLY

Tony Long, 6516 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Long expressed concern regarding the size of the development, potentially introducing up to 100 additional vehicles to the already congested cul-de-sac, and increase in crime.

Jeff Guo, 6428 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Guo cited concerns regarding increased traffic and safety of the neighbourhood: the size of the development, and the number of additional residents it would bring into the neighbourhood.

Parminder Hayer, 6111 Selma Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that a six-storey development is not suitable for a residential neighbourhood. Traffic and parking issues already exist on Selma Avenue, the addition of 74 units to the cul-de-sac will significantly increase the congestion.

Lydia Xia, 6469 Denbigh Avenue, Burnaby, on behalf of her sister, spoke in opposition to the rezoning application. Ms. Xia's sister is extremely concerned regarding the increase in traffic congestion and parking issues in the neighbourhood should this application be approved

Due to technical difficulties, the following motion was introduced:

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR CALENDINO

THAT the Public Hearing recess for five minutes to resolve technical difficulties at 6:40 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JORDAN

THAT the Public Hearing reconvene at 6:47 p.m.

CARRIED UNANIMOUSLY

Councillor Jordan informed Council that she has requested further information from the Director Finance regarding the assessment of the City-owned property at 6449 Selma Avenue and would like to be in receipt of the information prior to further bylaw readings.

Shuyu Guo, 6428 Selma Avenue, Burnaby, spoke for a second time in opposition to the proposed rezoning application. The speaker expressed concern regarding the inability for emergency vehicles to access Selma Avenue due to parking and traffic congestion issues.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT staff report back to Council on the issues raised by the speakers prior to second reading of the bylaw.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #16-33, Bylaw No. 14234 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2020 - Bylaw No. 14235

Rez. #19-03

3802 Hastings Street

From: CD Comprehensive Development District (based on C8 Urban Village Commercial (Hastings) District)

To: Amended CD Comprehensive Development District (based on C8r Urban Village Commercial (Hastings) District and Hastings Street Plan as guidelines, and in accordance with the development plan entitled "S.U.C.C.E.S.S. 3802 Hastings St. Burnaby BC" prepared by dys architecture)

Purpose: to permit the construction of a mixed-use affordable housing development, with commercial uses and ancillary child care and adult day care uses at grade

Applicant: dys architecture

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

1. Ravi Inder Singh, #308-3768 Hastings Street, Burnaby
2. Cory Yip, #30-3855 Pender Street, Burnaby
3. Katherine Reilly, #36-3855 Pender Street, Burnaby
4. Stephen Wu, 3920 Hastings Street, Burnaby
5. Mary Drpic, #903-3920 Hastings Street, Burnaby
6. Tim Wineberg, no address was provided
7. Gabriel Mark Hasselbach, #502-3811 Hastings Street, Burnaby
8. Tom Wong, #228-5701 Granville Street, Vancouver (Property Manager on behalf of owners at 3855 Pender Street)
9. Michael Dowding, #38-3855 Pender Street, Burnaby
10. Ali Khansari, 3811 Hastings Street, Burnaby
11. Anthony John Troha, #510-3811 Hastings Street, Burnaby
12. Joanne Cavallo, #38-3855 Pender Street, Burnaby
13. Patricia Acthim, #104-3811 Hastings Street, Burnaby

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

Michael Dowding, #38–3855 Pender Street, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Dowding advised that he and many residents in the area have enjoyed the green space and requested that a park or plaza be incorporated into the design of the development. The speaker expressed concern regarding the number of units, and the subsequent increased congestion.

Isabal Kolic, 4019 Hastings Street, Burnaby, spoke on behalf of the Heights Merchants Association. The speaker advised that the Heights Merchants Association does support the development and requested the following considerations: a pedestrian crossing light at Esmond Avenue and Hastings Street; businesses on the ground level of the development; a more ethically pleasing

design for the development; and a public parklette or plaza for residents and patrons to the neighbourhood.

Dino Dalla Valle, #28-3855 Pender Street, Burnaby, requested that Council consider retaining the space as a park for the residents.

Jason Tcheng, #33-3855 Pender Street, Burnaby, in opposition to the proposed rezoning application. The speaker expressed concern regarding the location of the parkade entrance which will negatively impact residents of 3855 Pender Street and requested that waste pick-up be located on Esmond Avenue. Mr. Tcheng advised that parking is limited and is concerned that 81 parking spots will not cover the needs of the proposed 100 units. Mr. Tcheng also expressed privacy concerns.

Elide Volpiana, #602-3920 Hastings Street, Burnaby, in opposition to the proposed rezoning application. Ms. Volpiana expressed concerns in regard to: safety of construction on top of the underground train tunnel; congestion and noise in the area; and loss of the green space.

Nancy Bart, #904-3920 Hastings Street, Burnaby, expressed concern regarding the safety of construction of the underground parkade over the train tunnel, and requested assurances that the development would be stable.

Wayne Carrigan, #36-3855 Pender Street, spoke in opposition to the proposed rezoning application. Mr. Carrigan expressed concern regarding the location of the parkade entrance. The speaker advised that the lane is narrow, which will result in congestion during construction, garbage pick-up, and delivery drop-offs and pick-ups. The speaker advised that his unit faces the lane and he will be subjected to increased noise and lights shining into his unit at all hours of the day. Mr. Carrigan requested that the parkade entrance be relocated to Esmond Avenue and that Council consider the requests made in a letter submitted on behalf of the strata.

Ali Khansari, 3811 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Khansari expressed concern regarding: the loss of the green space; increased traffic and parking issues; lack of infrastructure to support the development; and construction over the train tunnel.

John Katnich, 3915 Pender Street, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Katnich expressed concern regarding the train tunnel and advised that no multi-family developments have been constructed over the tunnel in Burnaby.

Jack Fox, #402-3920 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the loss of the greenspace, construction over the train tunnel, lack of retail space, and the width of the alley.

**Councillor Keithley left the meeting at 7:28 p.m. and returned at 7:34 p.m.*

Ravinder Singh, #308–3768 Hastings Street, Burnaby, spoke in opposition to the rezoning application. The speaker advised that the greenspace has improved the quality of life for residents in the area. The speaker also advised that traffic and parking issue will increase if the development is permitted.

Katherine Reilly, #36-3855 Pender Street, Burnaby, spoke in opposition of the proposed rezoning application. Ms. Reilly shared concerns with other speakers regarding the laneway and effects on the local community garden. The speaker requested that: the parkade entrance be relocated to Esmond Street; the lane be widen with the addition of a pedestrian pathway; and encourage retail space and a shared greenspace in the development.

Robert Capellano, #1601-3760 Albert Street, Burnaby, spoke in opposition to the rezoning application. Mr. Capellano expressed concerns regarding the loss of the greenspace, scale of development, increased traffic, and lack of retail space.

Sheila Franjkovic, was unable to connect via Zoom at this time.

Gabriel Hasselbach, #502-3811 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker advised that the proposal is too large for the area, initial proposal was for four stories. Mr. Hasselbach expressed concerns regarding: increased traffic congestion; narrow alley; train tunnel; and the loss of greenspace.

Michael Dowding, #38–3855 Pender Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application. Mr. Dowding requested that the development be scaled down to make the community more livable for all residents.

Robert Capellano, #1601-3760 Albert Street, Burnaby, spoke for a second time, on behalf of Sheila Franjkovic, in response to the proposed rezoning application. Mr. Capellano advised that information regarding other developments in the area is germane to traffic congestion in the area.

Nicodemo Armeni, #208-3920 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concern for pedestrians due to the high volume of vehicular traffic in the area and the loss of the greenspace.

Wayne Carrigan, #36-3855 Pender Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application. Mr. Carrigan requested that Council gain a more accurate understanding of the close proximity of the building to the lane.

Mary Gleeson, #207-3740 Albert Street, Burnaby, spoke in support of the proposed rezoning application. The speaker advised that the site is not a designated park, and has long been designated for affordable housing. Ms. Gleeson stated that the development is for seniors, who will not be driving and adding to the congestion in the area.

[REDACTED], Burnaby, spoke in opposition to the proposed rezoning application. [REDACTED] expressed concerns regarding safety, increased noise and traffic, and loss of privacy due to the location of the parkade entrance/exit.

Patricia Acthim, #104-3811 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Acthim is concerned regarding the size of the development, the loss of the greenspace and the existing traffic congestion.

John Katnich, 3915 Pender Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application. Mr. Katnich raised concerns regarding a multi-family development over the train tunnel.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-03, Bylaw No. 14235 be terminated.

CARRIED UNANIMOUSLY

3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2020 - Bylaw No. 14236

Rez. #19-71

4560 Tillicum Street

From: CD Comprehensive Development District (based on M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District and the Big Bend Development Plan as guidelines, and in accordance with the development plan entitled "4560 Tillicum Street, Burnaby BC" prepared by Krahn Group of Companies)

Purpose: to permit additions to the existing building

Applicant: Beedie Development Group

No letters were 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. #19-71, Bylaw No. 14236 be terminated.

CARRIED UNANIMOUSLY

**Councillor Calendino left the meeting at 8:22 p.m. and returned at 8:24 p.m.*

3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 2020 - Bylaw No. 14243

Rez. #20-03

Portion of 7679 Eighteenth Street and 7701 Eighteenth Street

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on RM5/RM5r Multiple Family Residential District, Southgate Neighbourhood Master Plan, and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled "Gateway G1 + G2" prepared by IBI Group Architects (Canada) Inc., and PWL Partnership Landscape Architects Inc.)

Purpose: to permit the construction of a 41-storey market residential tower over a six-storey podium, and a 37-storey non-market residential tower over a six-storey podium, which forms part of the multi-phased development of the Southgate Master Plan site

Applicant: Southgate Village Homes Ltd.

**Councillor Wang left the meeting at 8:28 p.m. and returned at 8:31 p.m.*

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

1. Nancy Chin, #418-7058 14th Avenue, Burnaby
2. Irene Chong, address not provided
3. Allen Hutton, 7304 14th Avenue, Burnaby
4. Abdul Emami, 7058 14th 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. #19-71, Bylaw No. 14243 be terminated.

CARRIED UNANIMOUSLY

4. HERITAGE REVITALIZATION AGREEMENT

4.1 Burnaby Heritage Revitalization Agreement Bylaw No. 1, 2020 - Bylaw No. 14229

6985 Canada Way

Purpose: to amend the Heritage Revitalization Agreement for the Lonsdale Guardhouse Residence to provide necessary zoning variances to allow for the subdivision and development of the existing R5 Residential District property as a City Heritage site

No letters were received in response to the proposed heritage revitalization agreement.

No speakers connected through the online webinar or teleconference in response to the Heritage Revitalization Agreement.

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Heritage Revitalization Agreement No. 1, 2020, Bylaw No. 14229 be terminated.

CARRIED UNANIMOUSLY

5. ADJOURNMENT

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR JOHNSTON

THAT the Public Hearing meeting adjourn at 8:33 p.m.

CARRIED UNANIMOUSLY

MAYOR

CITY CLERK