



## PUBLIC HEARING

## MINUTES

**Tuesday, July 25, 2023, 5:00 p.m.  
VIA ZOOM OR IN-PERSON  
Council Chamber, Burnaby City Hall  
4949 Canada Way, Burnaby, BC V5G 1M2**

PRESENT: Mayor Mike Hurley  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Joe Keithley (*participated electronically*)  
Councillor Richard T. Lee  
Councillor Maita Santiago  
Councillor Daniel Tetrault  
Councillor James Wang

ABSENT: Councillor Alison Gu

STAFF: Johannes Schumann, Director Development and Urban Design  
Jesse Dill, Planner 3  
Blanka Zeinabova, Acting Director Legislative Services  
Kathryn Matts, Administrative Officer 2  
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**

Mayor Hurley called the Open meeting to order at 5:00 p.m.

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

The Acting Corporate Officer reviewed the purpose of a public hearing and public participation instructions.

**3. ZONING BYLAW AMENDMENTS**

**3.1 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2023 - Bylaw No. 14581**

**REZ #20-30**

**4701 and 4705 Hastings Street**

**From:** C4a Service Commercial District

**To:** CD Comprehensive Development District (based on RM3/RM3r Multiple Family Residential District, C2 Community Commercial District and Hastings Street Plan as guidelines, and in accordance with the development plan entitled “Mixed Use Development 4701 and 4705 Hastings Street, Burnaby, British Columbia” prepared by Jordan Kutev Architect Inc.)

**Purpose:** to permit the construction of a six-storey mixed-use multiple-family rental development with commercial retail uses at grade, and underground parking

**Applicant:** Dan Funaro, Vittori Developments

Two (2) letters were received in response to the proposed rezoning application:

1. Rose Conti, 4710 Hastings Street, Burnaby
2. Isabel Kolic, Heights Merchants Association, 4019 Hastings Street, Burnaby

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

**Isabel Kolic**, 4019 Hastings Street, Burnaby, spoke on behalf of the Heights Merchants Association, and noted several concerns with the rezoning. The first concern is the current two buildings could have at least five (5) retail spaces, whereas the new buildings will have only three (3) commercial lease spaces available. Commercial space is needed to ensure that the increase in housing is met with a similar increase in commercial opportunities to serve the public and provide jobs. Ms. Kolic noted that this rezoning is not in keeping with the Hastings Street Land Use Plan as it lacks the recommended second storey office spaces for medical, dental, and professional businesses that do not depend on pedestrian traffic. The speaker also noted that only 16% of the units had two (2) bedrooms and there are no three-bedroom units. The Heights Merchants Association would like to advocate for larger family units as well as more affordable units to allow for more economic diversity in the neighbourhood. In

conclusion, the speaker noted the importance of ensuring there is commercial parking and EV charging stations.

**Nelson Chow**, *addressed withheld upon request*, Burnaby, expressed concerns with the rezoning and noted the importance of the provision of retail commercial space on the ground floor and office space on the second floor which contributes to the overall streetscape of the area. The speaker expressed the importance of following the Hastings Street Area Land Use Plan.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KEITHLEY

**THAT** this Public Hearing for Rez. #20-30, Bylaw No. 14581 be terminated.

CARRIED UNANIMOUSLY

**3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2023 - Bylaw No. 14582**

**REZ #21-45**

**3700 Willingdon Avenue and 4355 Mathissi Place**

**From: 3700 Willingdon Avenue:** P6 BCIT Zoning District, CD Comprehensive Development District (based on P6 Regional Institutional District as a guideline), P6 Regional Institutional District

**From: 4355 Mathissi Place:** CD Comprehensive Development District (based on M5 Light Industrial District, M8 Advanced Technology Research District, P2 Administration and Assembly District, P6 Regional Institution, and Discovery Place Community Plan Guidelines)

**To: 3700 Willingdon Avenue:** Amended CD Comprehensive Development District (based on P6 Regional Institutional District as a guideline), P6 Regional Institutional, and P6 BCIT Zoning Districts, and in accordance with the development plan entitled "BCIT Campus Signage – Burnaby Campus – Master Sign Plan" prepared by Public Communication

**To: 4355 Mathissi Place:** Amended CD Comprehensive Development District (based on M5 Light Industrial District, M8 Advanced Technology Research District, P2 Administration and Assembly District, P6 Regional Institution, and Discovery Place Community Plan Guidelines) and in accordance with the development plan entitled "BCIT Campus Signage - Burnaby Campus - Master Sign Plan" prepared by Public Communication

**Purpose:** The amendment to the Master Sign Plan (MSP) for the BCIT Burnaby Campus will continue to provide a comprehensive and cohesive signage program for existing and future signs, as the sites continue to develop in accordance with the BCIT Campus Plan. No specific development is being sought in connection with this rezoning application. Subsequent approval through the Preliminary Plan Approval process for specific sign proposals in line with the Master Sign Plan will be required.

**Applicant:** Chris Forrest, British Columbia Institute of Technology

Two (2) letters were received in response to the proposed rezoning application:

1. Mike Stewart, 1286 Homer Street, Vancouver
2. John Pringle, 4746 Willowdale Place, Burnaby

The following speaker appeared before Council in-person or through the online webinar in response to the proposed zoning bylaw amendment:

**John Pringle**, 4746 Willowdale Place, Burnaby, spoke to the proposed zoning bylaw amendment and inquired whether it will include brightly lit signs and flashing signs.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR DHALIWAL

**THAT** this Public Hearing for Rez. #21-45, Bylaw No. 14582 be terminated.

CARRIED UNANIMOUSLY

**3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2023 - Bylaw No. 14583**

**REZ #21-29**

**5650 Beresford Street**

**From:** M2 General Industrial District

**To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District, RM3r Multiple Family Residential District and the Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Proposed Residential Development 5650 Beresford Street" prepared by Chris Dikeakos Architects Inc.)

**Purpose:** to permit the construction of a six-storey purpose built residential rental building atop underground parking

**Applicant:** Brendan Reeves, Boffo Developments (Beresford) Ltd.

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

1. Diane Gillis, 6675 Saint Charles Place, Burnaby

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

**Joel Gibbs**, 6535 Burlington Avenue, Burnaby, spoke to the proposed zoning bylaw amendment and inquired if all the units, including the future non-market ones, can be utilized as swing units until Phase 3 is complete. Mr. Gibbs noted that as these units will be held as swing sites it does not do anything to help with the dire need for affordable housing right now.

**Joel Gibbs**, 6535 Burlington Avenue, Burnaby, spoke for a second time and noted that the developer will still be receiving market rates for the swing site units. The speaker noted this is fine if it is the non-inclusionary portion, but the inclusionary portion should remain from day one of Phase 1/ Phase 2 of the project.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR KEITHLEY

**THAT** this Public Hearing for Rez. #21-29, Bylaw No. 14583 be terminated.

CARRIED UNANIMOUSLY

**3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2023 - Bylaw No. 14584**

**REZ #21-30**

**Portion of 2160 Springer Avenue, 2210 Springer Avenue, and Portion of 5334 Lougheed Highway**

**From:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines)

**To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C1 Neighbourhood Commercial District and the Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Bassano Phase 1" prepared by IBI Group Architects (Canada) Inc.)

**Purpose:** to permit the construction of Phase 1 of the Bassano Site Master Plan, comprised of a single high-rise strata residential building with street-fronting retail, atop underground parking

**Applicant:** Brendan Reeves, Boffo Developments Ltd. (Springer Holdings Inc.)

The Acting Corporate Officer noted the change from Boffo Development (Beresford) Ltd. (as noted in the report) to Boffo Developments Ltd. (Springer Holdings Inc.) (as noted on the agenda).

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

The following speaker appeared before Council in-person or through the online webinar in response to the proposed zoning bylaw amendment:

**Joel Gibbs**, 6535 Burlington Avenue, Burnaby, spoke to the proposed zoning bylaw amendment and noted that there are no rental units on this site and even if including all the units on the Beresford site it would still be less than 1/3 of the total units as affordable rental for this project. Burnaby is in a rental housing crisis, and this is much less than the percentage of rental units that are needed per project. In addition, the speaker noted the requirement of parking spaces for the project equates to 8,000 tonnes of greenhouse gas emissions just for the concrete required for the parkade.

MOVED BY COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR CALENDINO

**THAT** this Public Hearing for Rez. #21-30, Bylaw No. 14584 be terminated.

CARRIED UNANIMOUSLY

#### 4. **ADJOURNMENT**

MOVED BY COUNCILLOR LEE  
SECONDED BY COUNCILLOR KEITHLEY

**THAT** the Public Hearing meeting adjourn at 5:45 p.m.

CARRIED UNANIMOUSLY

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Mike Hurley, MAYOR

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Blanka Zeinabova,  
ACTING CORPORATE OFFICER