



## PUBLIC HEARING

## MINUTES

Tuesday, September 26, 2023, 5:00 p.m.

VIA ZOOM OR IN-PERSON

Council Chamber, Burnaby City Hall

4949 Canada Way, Burnaby, BC V5G 1M2

PRESENT: Acting Mayor Maita Santiago  
Councillor Alison Gu  
Councillor Joe Keithley  
Councillor Richard T. Lee  
Councillor Daniel Tetraut  
Councillor James Wang

ABSENT: Mayor Mike Hurley  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal

STAFF: Ed Kozak, General Manager Planning & Development  
Jesse Dill, Director Development  
Blanka Zeinabova, Sr. Manager Legislative Services (Deputy  
Corporate Officer)  
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**

Acting Mayor Santiago called the Public Hearing to order at 5:00 p.m.

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

The Deputy 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. 26, 2023 - Bylaw No. 14599**

**REZ #22-26**

**Portion of 250 Willingdon Avenue (Street address: 4595 Albert Street)**

**From:** CD Comprehensive Development District (based on P3 Park and Public Use District)

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

**Purpose:** to standardize zoning for the City-owned Confederation Park. Currently the majority of the park is zoned P3 Park and Public Use except for the subject site, which as noted above, is zoned CD Comprehensive Development District specifically for the McGill Library and City Archive

**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 KEITHLEY  
SECONDED BY COUNCILLOR WANG

**THAT** this Public Hearing for REZ #22-26, Bylaw No. 14599 be terminated.

CARRIED UNANIMOUSLY

**3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2023 - Bylaw No. 14600**

**REZ #21-36**

**6470 and 6508 Silver Avenue**

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on the RM4s and RM4r Multiple Family Residential Districts and Metrotown Downtown Plan as

guidelines, and in accordance with the development plan entitled “FORMA” prepared by Arcadis IBI Group)

**Purpose:** to permit the construction of a high-density multiple family residential development above underground parking. The development is comprised of one 33-storey residential strata apartment building with street-oriented townhomes, and a six-storey replacement rental building

**Applicant:** Norm Shearing, OpenForm Properties Ltd.

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

1. Helen Ng, 6508 Silver Avenue, Burnaby
2. Meiqi Yu, 6463 Silver Avenue, Burnaby
3. Mila Mandap, 6470 Silver Avenue, Burnaby
4. Joan Chandran, 6544 Silver Avenue, Burnaby
5. Alice Li, 6508 Silver Avenue, Burnaby
6. Linden Mulleder, 7383 Griffiths Drive, Burnaby
7. Rolando Asilo, 6470 Silver Avenue, Burnaby

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

**Alim Ozkose**, 6508 Silver Avenue, Burnaby, spoke to the proposed rezoning as a resident interested in receiving clarity on the project.

**Leslie Madison**, 5190 Hastings Street, Burnaby, spoke to the proposed rezoning and expressed concern about the 33-storey residential strata and the displacement of residents who reside there. Ms. Madison noted the need for purpose built rental properties that provide affordable housing.

**James Chow**, 6463 Silver Avenue, Burnaby, spoke to the proposed rezoning and expressed concerns with the increased traffic that the project would bring to the already congested neighbourhood.

**Alim Ozkose**, 6508 Silver Avenue, Burnaby, spoke for a second time to the proposed rezoning and noted the elevator in the building that is the subject of the rezoning has not been working for over a month.

The General Manager Planning and Development undertook to follow up with the applicant.

**Mark Don**, 6463 Silver Avenue, Burnaby, spoke to the proposed rezoning and expressed concerns with traffic congestion that would be added to the neighbourhood.

**Sahan Mousani**, 4635 Frances Street, Burnaby, spoke in support of the proposed rezoning and noted it was a great addition in terms of housing supply in the community.

**Rachel Chen**, 6463 Silver Avenue, Burnaby, spoke to the proposed rezoning and noted the building is located beside Maywood Park and expressed concerns for the shadowing that would occur in the park, and loss of sunlight to the park during the day. In addition, the speaker noted concern with the increased density in the neighbourhood and questioned the ability of the infrastructure to support the density.

**Leslie Madison**, 5190 Hastings Street, Burnaby, spoke for a second time on the proposed rezoning and questioned whether the 33-storey tower was necessary to accommodate the 83 units currently on site, and whether the replacement units would be the same size as the current units.

MOVED BY COUNCILLOR TETRAULT  
SECONDED BY COUNCILLOR KEITHLEY

**THAT** this Public Hearing for REZ #21-36, Bylaw No. 14600 be terminated.

CARRIED UNANIMOUSLY

4. **ADJOURNMENT**

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR TETRAULT

**THAT** the Public Hearing meeting adjourn at 5:32 p.m.

CARRIED UNANIMOUSLY

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Maita Santiago,  
ACTING MAYOR

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Blanka Zeinabova,  
DEPUTY CORPORATE OFFICER