



## PUBLIC HEARING

### MINUTES

Tuesday, August 30, 2022, 5:00 p.m.

VIA ZOOM OR IN-PERSON

Council Chamber, Burnaby City Hall

4949 Canada Way, Burnaby, BC V5G 1M2

- PRESENT: His Worship, Mayor Mike Hurley  
Councillor Pietro Calendino (*arrived at 5:02 p.m.*)  
Councillor Sav Dhaliwal  
Councillor Alison Gu  
Councillor Mike Hillman  
Councillor Colleen Jordan (*participated electronically*)  
Councillor Joe Keithley  
Councillor James Wang
- ABSENT: Councillor Dan Johnston
- STAFF: Mr. Dipak Dattani, General Manager Corporate Services  
Mr. Ed Kozak, General Manager Planning & Development  
Ms. Lee-Ann Garnett, Deputy General Manager Planning & Development  
Ms. Blanka Zeinabova, City Clerk  
Ms. Kathryn Matts, Administrative Officer 2  
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 Open meeting to order at 5:00 p.m. Councillor Jordan participated electronically.

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

*\*Councillor Calendino arrived at 5:02 p.m.*

The City Clerk reviewed the purpose of a public hearing and public participation instructions, and advised that Item 3.4., Rezoning #21-32, Bylaw No. 14483, for 4750 Kingsway has been **WITHDRAWN**.

### **3. ZONING BYLAW AMENDMENTS**

#### **3.1 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2022 - Bylaw No. 14479**

**Rez. #17-10011**

**3839 and 3871 Pandora Street**

**From:** R5 Residential District and CD Comprehensive Development District (based on P5 Community Institutional District as guidelines)

**To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District as guidelines, and in accordance with the development plan entitled “St. Helen’s Rectory 3839 & 3871 Pandora Street Burnaby, BC V5C 2A6” prepared by Dimas Craveiro Architect)

**Purpose:** to permit the construction of a new rectory and office

**Applicant:** Dimas Craveiro Architect

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 CALENDINO

SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #17-10011, Bylaw No. 14479 be terminated.

CARRIED UNANIMOUSLY

#### **3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 32, 2022 - Bylaw No. 14480**

**Rez. #21-46**

**3990 Marine Way**

**From:** M2 General Industrial District

**To:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, the Big Bend Development Plan, and in accordance with the development plan entitled "3990 Marine Way Studios" prepared by CTA Architecture + Design Ltd.)

**Purpose:** to permit the construction of new film production stages with associated office and workshop space

**Applicant:** Marine Way Investments Ltd.

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

1. Joel Gibbs, 6535 Burlington Avenue, Burnaby

The following speaker appeared before Council through the online webinar in response to the proposed rezoning application:

Joel Gibbs, 6535 Burlington Avenue, Burnaby, spoke in opposition to the proposed rezoning application, noting that further details are in his submission letter.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #21-46, Bylaw No. 14480 be terminated.

CARRIED UNANIMOUSLY

**3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 2022 - Bylaw No. 14482**

**Rez. #20-29**

**8955 University High Street**

**From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District and C3 General Commercial District)

**To:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District, P2 Administration and Assembly District and SFU Community Plan as guidelines, and in accordance with the development plan entitled "SFU Lot 24, 8955 University High Street, Burnaby, BC" prepared by RWA Architecture)

**Purpose:** to permit the construction of a mixed-use development with a 6-storey commercial/residential podium and a 17-storey apartment tower with underground parking, and a bus layover facility

**Applicant:** Mosaic Avenue Developments Ltd.

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

1. Mecal Thomson, 9393 Tower Road, Burnaby
2. Yuezhen Hu, 19541 60A Avenue, Surrey
3. Caroline Stokes Harries, 9080 University Crescent, Burnaby
4. Tyne Jd, 9262 University Crescent, Burnaby

The following speakers appeared before Council in-person or through the online webinar in response to the proposed rezoning application:

Lin Chan, 9393 Tower Road, Burnaby, appeared before Council and expressed concerns with 17-storey tower and a bus layover facility. The speaker noted that buses are often idling, and inquired regarding a noise barrier to prevent negative effect on the residents' quality of life.

Mike Fera, 9393 Tower Road, Burnaby, expressed similar concerns as previous speaker in regards to a bus layover facility and idling buses. In addition, the speaker suggested reversing the position of the tower closer to the University, to provide more space between taller buildings, and provide for more light.

Staff will work with TransLink to minimize the noise and impact of idling buses on the residents in the area.

Joel Gibbs, 6535 Burlington Avenue, Burnaby, inquired regarding rental policy's inclusionary requirements on the site, and expressed concern in regards to not getting additional rental housing at SFU.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #20-29, Bylaw No. 14482 be terminated.

CARRIED UNANIMOUSLY

**3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 35, 2022 - Bylaw No. 14483**

This rezoning application has been **WITHDRAWN** prior to the meeting.

**4. ADJOURNMENT**

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT the Public Hearing meeting adjourn at 5:30 p.m.

CARRIED UNANIMOUSLY

---

Mike Hurley, MAYOR

---

Blanka Zeinabova, CITY CLERK