



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2022 September 28

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE # 19-62  
BYLAW 14382, AMENDMENT BYLAW NO. 25/21,  
Thirteen 3-4 Storey Stacked Townhouse Buildings,  
Comprised of Market Strata, and Market and Non-Market Rental Units  
Consideration and Third Reading**

**ADDRESS:** 3550 Wayburne Drive

**LEGAL:** Lot 5 District Lot 73 Group 1 New Westminster District Plan 29441

**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.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2021 October 25;
- b) Public Hearing held on 2021 November 23; and,
- c) Second Reading given on 2022 March 07.

The prerequisite condition has been partially satisfied as follows:

- a. The submission of a suitable plan of development.
  - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b. The Final Adoption of the Official Community Plan (OCP) bylaw amendment to amend the OCP Residential Framework in order to include designated institutional sites for development for affordable housing projects.
  - *The bylaw amendment to amend the OCP Residential Framework was adopted on 2021 November 08.*

- c. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2022 September 22 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
  
- d. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22.*
  
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants as detailed in Section 4.12 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22. The requisite statutory rights-of-way, easements and/or covenant plans will be deposited in the Land Title Office prior to Final Adoption.*
  
- f. The retention of identified existing trees (and vegetation) on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22.*
  
- g. Dedication of approximately 0.7 m (2.3 ft.) along Wayburne Drive.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22. A subdivision plan dedicating the requisite right-of-way will be deposited in the Land Title Office prior to Final Adoption.*
  
- h. The registration of a Housing Covenant and Housing Agreement.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22. A Housing Covenant and Housing Agreement will be registered on title prior to the issuance of an Occupancy Permit. A Section 219 Covenant guaranteeing this provision will be deposited in the Land Title Office prior to Final Adoption.*

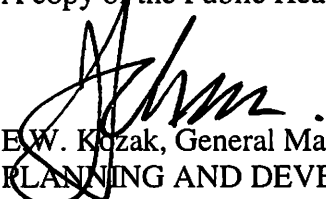
- i. Compliance with Council-adopted sound criteria.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22. The requisite covenant will be deposited in Land Title Office prior to Final Adoption.*
  
- j. The submission of a suitable on-site stormwater management plan to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22. A suitable on-site stormwater management system will require approval of the General Manager Engineering. The required covenant will be deposited in the Land Title Office, and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
  
- k. Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22.*
  
- l. The review of a detailed Sediment Control System by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22.*
  
- m. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
  - *The necessary provisions are indicated on the development plans, and the applicant has agreed to this prerequisite in a letter dated 2022 September 22.*
  
- n. The review of on-site loading facilities by the Director Engineering.
  - *The necessary provisions are indicated on the development plans, and the applicant has agreed to this prerequisite in a letter dated 2022 September 22.*
  
- o. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
  - *The necessary provisions are indicated on the development plans, and the applicant has agreed to this prerequisite in a letter dated 2022 September 22.*

- p. The provision of facilities for cyclists in accordance with Section 5.8 of this report.
  - *The necessary provisions are indicated on the development plans, and the applicant has agreed to this prerequisite in a letter dated 2022 June 13.*
  
- q. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person.
  - *The necessary provisions are indicated on the development plans, and the applicant has agreed to this prerequisite in a letter dated 2022 September 22.*
  
- r. The undergrounding of existing overhead wiring abutting the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22.*
  
- s. Compliance with the guidelines for underground parking for visitors.
  - *The necessary provisions are indicated on the development plans, and the applicant has agreed to this prerequisite in a letter dated 2022 September 22.*
  
- t. The submission of a Public Art Plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22.*
  
- u. The submission of a Green Building Strategy.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 September 22.*
  
- v. The deposit of the applicable Parkland Acquisition Charge.
  - *The applicant has agreed in a letter dated 2022 September 22 to make the necessary deposits prior to Final Adoption.*
  
- w. The deposit of the applicable School Site Acquisition Charge.
  - *The applicant has agreed in a letter dated 2022 September 22 to make the necessary deposits prior to Final Adoption.*
  
- x. The deposit of the applicable GVS & DD Sewerage Charge.
  - *The applicant has agreed in a letter dated 2022 September 22 to make the necessary deposits prior to Final Adoption.*

- y. The deposit of the applicable Regional Transportation Development Cost Charge.
  - *The applicant has agreed in a letter dated 2022 September 22 to make the necessary deposits prior to Final Adoption.*
  
- z. The submission of a written undertaking to distribute OCP notification forms, prepared by the City, with disclosure statements; and, to post OCP notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
  - *The applicant has provided a letter of undertaking dated 2022 September 08 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2022 October 03, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is *attached* for information.

*FW*   
E.W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

PS:spf  
*Attachment*

cc: Chief Administrative Officer

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. (Writer requested redaction of name, address and phone number)
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. Sukhjeevun 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 Michaelsen, 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. Michaelsen 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**