



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2021 June 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #21-10**  
**BYLAW 14312, AMENDMENT BYLAW NO. 7/2021**  
**BYLAW 14313, AMENDMENT BYLAW NO. 8/2021**  
**Establishment of "P6 BCIT Regional Institutional District" and Rezoning of the BCIT Campus from P6 Regional Institutional District to the P6 BCIT Regional Institutional District**  
**Third Reading and Final Adoption**

**ADDRESS:** 3700 Gilmore Way

**LEGAL:** Lot 1, DL 71 and 72, Group 1, NWD Plan EPP112033  
(Formerly - Parcel 1, DL 71 and 72, Group 1, NWD Plan BCP33657  
Lot A, DL 71, Group 1, NWD Plan 68136 Except Part on Plan EPP6322)

**FROM:** P6 Regional Institutional District and CD Comprehensive Development District  
(based on P6 District)

**TO:** P6 BCIT Regional Institutional District and CD Comprehensive Development District (based on P6 District)

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The following information applies to the subject rezoning bylaw:

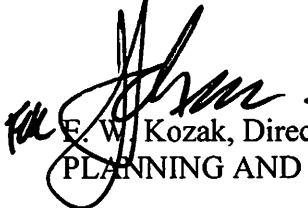
- a) First Reading given on 2021 April 12;
- b) Public Hearing held on 2021 April 27; and,
- c) Second Reading given on 2021 May 10.

The prerequisite conditions have been fully satisfied as follows:

- a) The approval of the Ministry of Transportation to the rezoning application.
  - *The final approval of the Ministry of Transportation to the subject rezoning proposal has been obtained.*
- b) The consolidation of the two properties within the BCIT campus into one legal parcel.
  - *The applicant has submitted the notice of registration of the new subdivision plan, consolidating two lots, in the Land Title Office.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw, and the Burnaby Zoning Bylaw amendment, to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on 2021 June 28.

A copy of the Public Hearing minutes for this rezoning application and the Burnaby Zoning Bylaw amendment is **attached** for information.

  
E. W. Kozak, Director  
PLANNING AND BUILDING

PS:tn  
**Attachment**

cc: Acting City Manager

**Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2021**  
**Bylaw No. 14312**

**Rez. #21-10**

**3700 Willingdon Avenue**

**From:** P6 Regional Institutional District and CD Comprehensive Development District (based on P6 District)

**To:** P6 BCIT Regional Institutional District and CD Comprehensive Development District (based on P6 District)

**Purpose:** to rezone the BCIT campus from the P6 District to the proposed P6 BCIT District, in order to permit the application of the proposed P6 BCIT District requirements to BCIT campus

**Applicant:** British Columbia Institute of Technology

Fourteen (14) letters were received in response to the proposed rezoning application:

1. Maureen Hopper, 4746 Willowdale Place, Burnaby (*three submissions*)
2. Silvia Raschke, 3890 Garden Grove Drive, Burnaby
3. Jeff Aadland, 4701 Cedarglen Place, Burnaby
4. Phil and Chris Ribchester, 4257 Birchwood Crescent, Burnaby (*two submissions*)
5. Lynne Redford, 4741 Willowdale Place, Burnaby
6. Jenny Lau, 4233 Birchwood Crescent, Burnaby
7. John Pringle, 4746 Willowdale Place, Burnaby
8. Mike Peel, 4776 Willowdale Place, Burnaby
9. Jean Burfoot, 4735 Willowdale Place, Burnaby
10. Michael Young, 4722 Driftwood Place, Burnaby (*three submissions*)
11. M. Jaimi Sinclair, 4753 Willowdale Place, Burnaby (*two submissions*)
12. Cliff and Jen Campbell (no address provided)
13. Scott Green, 4714 Cedarglen Place, Burnaby
14. Lorraine Combes, 4229 Birchwood Crescent, Burnaby

The following speakers connected through the online webinar or teleconference in response to the proposed rezoning application:

**Scott Green**, 4714 Cedarglen Place, Burnaby, requested clarification regarding the proposed rezoning application.

**Craig Sidiak**, Director of Campus Development BCIT, 3700 Willingdon Avenue, Burnaby, informed Council that the zoning application will allow BCIT to realize their vision of a livable and sustainable campus.

**John Pringle**, 4746 Willowdale Place, Burnaby, queried if BCIT would replicate the development at SFU's UniverCity, and the express concerns with subsequent impact on Greentree Village.

**Maria Pires**, 4976 Thornwood Place, Burnaby, spoke in favour of the requested rezoning application, the proposed amenities, and the naturalization of the stream.

**Scott Green**, 4714 Cedarglen Place, Burnaby, spoke for a second time requesting information regarding the hours of commercial enterprises on the campus.

**Jaimi Sinclair**, 4753 Willowdale Place, Burnaby, expressed concern regarding the notification process. Ms. Sinclair advised that she received her notification the day prior to the Public Hearing. The speaker raised concerns regarding increased traffic and parking, and noise from construction.

**Craig Sidiak**, Director of Campus Development BCIT, 3700 Willingdon Avenue, Burnaby, spoke for a second time advising that the primary focus is to allow the development of educational resources. The retail component is to serve the needs of staff, students, and campus residents.

**Scott Green**, 4714 Cedarglen Place, Burnaby, spoke for a third time stating that he supports the vision of a more sustainable and walkable community; however, he requested that the commercial entities serve only the BCIT campus and not the wider community.

**Jean Burfoot**, 4735 Willowdale Place, Burnaby, expressed concern that the BCIT vision is calling for three different land uses, including high density mixed use.

**Jaimi Sinclair**, 4753 Willowdale Place, Burnaby, spoke for a second time querying if the rezoning application would allow for additional density in the form of rental or multi-family housing.

**Lorraine Combes**, 4229 Birchwood Crescent, Burnaby, questioned if BCIT would be providing additional parking on campus, and requested that Greentree Village residents be informed of future developments.

**Sharon Nester**, 4734 Driftwood Place, Burnaby, advised that she had no questions or comments at the time of her call.

**Lynne Redford**, 4741 Willowdale Place, Burnaby, expressed concern that no further Public Hearings would be required for future development at BCIT. Further, the speaker advised that traffic and parking continue to impact Greentree Village.

MOVED COUNCILLOR DHALIWAL  
SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #21-10, Bylaw No. 14312 be terminated.

CARRIED UNANIMOUSLY