



## **PUBLIC HEARING MINUTES**

**Tuesday, 2017 April 25**

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2017 April 25 at 7:00 p.m.

### **CALL TO ORDER**

**PRESENT:** His Worship, Mayor Derek R. Corrigan  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Paul McDonell  
Councillor James Wang

**ABSENT:** Councillor Anne Kang  
Councillor Nick Volkow

**STAFF:** Mr. Lou Pelletier, Director Planning and Building  
Mr. Ed Kozak, Assistant Director Current Planning  
Mr. Dennis Back, City Clerk  
Ms. Eva Prior, Administrative Officer

His Worship, Mayor Derek R. Corrigan, called the meeting to order at 7:00 p.m.

**1) Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 14, 2017 - Bylaw No. 13735**

Rez. #16-14

9411 and 9755 University Crescent

**From:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

**To:** Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "The Slopes Parcel 31, SFU – UniverCity" prepared by Perkins + Will Architects Canada Co.)

The purpose of the proposed zoning bylaw amendment is to transfer residential density potential from 9411 University Crescent to 9755 University Crescent; permit construction of an expanded community park at 9411 University Crescent;

and permit construction of a low rise apartment building with attached garden townhomes, three townhouse buildings, and underground parking at 9755 University Crescent.

The subject rezoning application, Rezoning Reference #16-14, references a development plan that proposes subdivision of Lot 31 into two smaller lots. A revision to the development plan is now proposed by the applicant to retain a single Lot 31. The proposal does not change the building form, overall site density or any other aspect of the development plan submitted to the Public Hearing. With consideration of this revised proposal, subdivision of Lot 31 into two lots would no longer be a condition of this rezoning.

One item of correspondence was received in response to the proposed rezoning application:

Susan Payne, #405 - 9350 University High Street, Burnaby

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #16-14, Bylaw #13735 be terminated.

CARRIED UNANIMOUSLY

2) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 15, 2017 - Bylaw No. 13736**

Rez. #16-17

3737 Canada Way, 3748 Norfolk Street, and abutting lane and Esmond Avenue road rights-of-way

From: CD Comprehensive Development District (based on RM3/MR4 Multiple Family Residential Districts), C4 Service Commercial District and R5 Residential District

To: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Broadview Community Plan guidelines and the development plan entitled "Residential Bldg. 3737 Canada Way, Burnaby, B.C." prepared by Gerry Blonski Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey apartment development with 43 units and full underground parking.

Two items of correspondence were received in response to the proposed rezoning application:

Corinne Marino, 310 - 3183 Esmond Avenue, Burnaby  
Lee Varseveld, Pacific Coast Fishermen's Mutual Marine Insurance Co., 3757 Canada Way, Burnaby

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #16-17, Bylaw #13736 be terminated.

CARRIED UNANIMOUSLY

3) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 16, 2017 - Bylaw No. 13742**

Rez. #17-06

4276 Norland Avenue

From: CD Comprehensive Development District (based on P2 Administration and Assembly District and C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District, C1 Neighbourhood Commercial District and Central Administrative Area Plan guidelines, and the development plan entitled "Norland Avenue Parking Lot" prepared by Vector Engineering Services Ltd.)

The purpose of the proposed rezoning bylaw amendment is to permit construction of a parking lot.

One item of correspondence was received in response to the proposed rezoning application:

Mary Rowles, B.C. Government and Service Employees' Union, 4911 Canada Way, Burnaby

The following speaker appeared before Council in support or opposition to the proposed zoning bylaw amendment:

Jonathon Musser, 314 - 4363 Halifax Street, Burnaby, advised that he has worked in the Norland Avenue area for the past seven years and is very aware of the parking requirements. The speaker referenced the City's Social Sustainability Strategy and Transportation Plan, and suggested there are better uses for this site than more parking. More parking is not required in this neighbourhood.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #17-06, Bylaw #13736 be terminated.

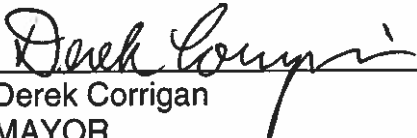
CARRIED UNANIMOUSLY


MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:12 p.m.

  
Derek Corrigan  
MAYOR

  
Dennis Back  
CITY CLERK