

PUBLIC HEARING

2012 AUGUST 28

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2012 August 28 at 7:00 p.m.

PRESENT: His Worship, Mayor D. Corrigan
Councillor R. Chang (*arrived at 7:14 p.m.*)
Councillor S. Dhaliwal
Councillor D. Johnston
Councillor C. Jordan
Councillor P. McDonell
Councillor N. Volkow

ABSENT: Councillor P. Calendino
Councillor A. Kang

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Sid Cleave, Deputy City Clerk
Ms. Eva Prior, Administrative Officer 1
Ms. Lynne Axford, Administrative Officer 1

The Public Hearing was called to order at 7:01 p.m.

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 31, 2012 – BYLAW NO. 13118

Rez. #12-03

5026 Smith Avenue

Lot 2, D.L. 35, Group 1, NWD Plan 1337

From: C1 Neighbourhood Commercial District

To: CD Comprehensive Development District (based on R5 Residential District and in accordance with the development plan entitled “5026 Smith Avenue” prepared by Shikder Design)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a new single family dwelling to replace the existing legal non-conforming dwelling.

The Advisory Planning Commission advised it supports the rezoning application.

An email letter was received from Robert and Marietta Edwards, 5029 Smith Avenue, Burnaby supporting the rezoning application. The writer noted this property is appropriate for single family development as there would not be sufficient parking space for a commercial establishment.

An email letter was received from Wei Chang, 3839 Brandon Street, Burnaby advising he agrees with construction of the proposed single family dwelling only if it is no taller than the existing

dwelling on the subject property and provided the rear lawn/garden area remains the same. He would be opposed to the new construction if it diminished the natural lighting for his home.

There were no further submissions received regarding Rezoning #12-03, Bylaw No. 13118.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #12-03, Bylaw No. 13118 be terminated.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 32, 2012 – BYLAW NO. 13119

Rez. #11-22

4515 and 4567 Lougheed Highway

Lot 115, D.L. 124, Group 1, NWD Plan 27154; Lot 113 Except: Firstly: Part Subdivided by Plan 27154; Secondly: Part Dedicated Road on Plan LMP46471: D.L. 123 and 124, Group 1, NWD Plan 26085

From: CD Comprehensive Development District (based on C3, C3a General Commercial Districts and P2 Administration and Assembly District guidelines)

To: Amended CD Comprehensive Development District (based on C3, C3a General Commercial District; P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential Districts, and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled “Brentwood Site Conceptual Master Plan” prepared by James K.M. Cheng Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan framework and companion Design Guidelines for the subject site, which would guide further site specific rezoning applications for the development of a multi-phased, mixed-use, high-rise apartment and office development, with ground-oriented townhousing and street-fronting commercial uses. No specific development or new construction is being sought under the subject rezoning application.

The Advisory Planning Commission advised it supports the rezoning application.

Letters supporting the rezoning application were received from:

Robert Bruno, 6733 Yeovil Place, Burnaby
Ioana Andreea Iacob, 804-7225 Acorn Street, Burnaby
Cheryl Bosley, President, Burnaby Heights Hospital Foundation, 3935 Kincaid Street, Burnaby
Antonella Frustaci, 4723 Dawson Street, Burnaby
Marius Iacob, 93-904 Clarke Road, Port Moody
Jeanne Mackay, ECM Espresso Coffee Machines Company, 3709 1st Avenue, Burnaby
Jeanne Fike, Executive Director, Burnaby Family Life, 102-2101 Holdom Avenue, Burnaby
Hugh Woolley, 4596 Harkin Drive, Burnaby

Craig Marcyniuk, 4775 Gilpin Court, Burnaby
Tommy Siu, 2102-2232 Douglas Road, Burnaby
Jacqueline Gwozd, 3937 Frances Street, Burnaby
Ted Grippo, 6936 Broadway, Burnaby
Ryan Zahariya, 60 Carleton Avenue, Burnaby
Sarita Marchese, 4252 Eton Street, Burnaby
Mickey Ho, 5410 Parker Street, Burnaby
Sadie McLure, 4291 Union Street, Burnaby
Heather Appels, 7990 Willard Street, Burnaby
E Man Yeung, owner of Unit 216-4728 Brentwood Drive, Burnaby
Robert Mosely, Luxury Transport Inc., 6025 Sussex Avenue, Burnaby
Claudia Yarur, 4928 Belleville Avenue, Burnaby
Paul Holden, President & CEO, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby
Antonio Scardillo, 4046 Dundas Street, Burnaby
Joanna Yee and Howie Leung, 3669 Oxford Street, Vancouver
Carole Rodger, 4108 McGill Street, Burnaby
Surina Sproul, 305-4783 Dawson Street, Burnaby
Donny Centanni, Centanni Tile Incorporated, 3737 Napier Street, Burnaby
Jessica Gibson, 307-4310 Hastings Street, Burnaby
Mike Moscone, 4025 East 1st Avenue, Burnaby
Christine Ciresi, 3921 Price Street, Burnaby
John Holt, President, Kensington Foundation for Animals in Crisis, 279-4111 Hastings Street, Burnaby
Lia Colletta, 6731 Woodvale Crescent, Burnaby
Joseph Demare, 1171 Marsden Court, Burnaby
Rachelle & Keith Trent, 7807 Elwell Street, Burnaby
Daniel Battista, 3976 Cambridge Street, Burnaby
Peter Fugiel, 250 North Springer Avenue, Burnaby
Rahim Rajan, Loonie Plus Brentwood Town Centre, 223-4567 Lougheed Highway
Stacy Gorkoff, INETCO, 4664 Lougheed Highway, Burnaby
Sam Tolentino, 109-9266 University Crescent, Burnaby
Renato Aquila, 1604-4400 Buchanan Street, Burnaby
Martina Tolentino, an employee of Telus, 4519 Canada Way, Burnaby
Jen Teodora da Silva, 3823 Venables Street, Burnaby
Michael Bosa, 600 N. Boundary Road, Burnaby
Johnny Malko, 26-9229 University Crescent, Burnaby
Vincent Lee, 1388 Carleton Avenue
Jason Zaytsoff, 1254 Glen Abbey Drive, Burnaby
Amanda Kulik, 201-4783 Dawson Street, Burnaby
Jim Ellis, 4830 Northlawn Drive, Burnaby
David Lancaster, 7850 Kaymar Drive, Burnaby
Ina Scott, 4542 Brentlawn Drive, Burnaby
Ashley Jestin, David's Tea, 23-4567 Lougheed Highway, Burnaby

An undated letter was received requesting confidentiality. The writer expressed concerns regarding the height and number of towers, traffic and security issues.

An email letter dated 2012 August 24 was received requesting confidentiality. The writer supported the rezoning application.

An email letter dated 2012 August 28 was received from Karen Foster, Brentwood Town Centre, providing copies of letters from the following organizations supporting the proposed development:

- Brian Simpson, Royal Canadian Legion No. 148, 4356 Hastings Street, Burnaby
- Tarrah Harvey, Skate Canada, #2-6501 Sprott Street, Burnaby
- Adnan Kapidzic, Eurofest BC Society, 6540 Thomas Street, Burnaby
- Bob Stewart, Variety, The Children's Charity of BC
- Gregory Ould, Blanket BC Society
- Alison Chan, Vancouver Light and Love Home
- Antonio Beck, Executive Director, South Burnaby Neighbourhood House
- May Foggo, St. John Ambulance
- Marco Holzer, Knights of Columbus
- Debbie Bolton, Kensington Foundation for Animals in Crisis

An email letter dated 2012 August 27 was received from Claude and Linda Dosedall, 4641 Brentlawn Drive, opposing the rezoning application. The writers expressed concern regarding density, noise, crime and the amount and speed of traffic. The writers emphasized that the project should be scaled back.

An email letter was received from Graziano Ceccon, 4824 Brentlawn Drive, Burnaby opposing the rezoning application. The writer expressed concern regarding crime and traffic.

An email letter was received requesting confidentiality. The writer opposed the rezoning application and expressed concern regarding excessive building height, lack of capacity on public transit, traffic congestion, loss of privacy, and a decline in adjacent property values.

A letter dated 2012 August 27 was received from Linda D'Adamo, 103-4788 Brentwood Drive, Burnaby opposing the rezoning application. The writer expressed concern regarding traffic congestion, crime, noise and tower heights as well as the rate and breadth of growth in the area.

A letter dated 2012 August 27 was received requesting confidentiality. The writer opposed the rezoning application and expressed concern regarding heavy traffic, loss of view, construction noise, crime, lack of housing options, and lack of infrastructure. The writer requested the developers submit a new proposal scaling down the number of towers and their heights.

A letter dated 2012 August 28 was received requesting confidentiality. The writer opposed the rezoning development and expressed concern regarding traffic, crime and the height of the towers.

An email letter dated 2012 August 21 was received from Fanny Kwok expressing traffic and overcrowding concerns regarding the rezoning application. The writer also noted the following points:

- Limit height of high rise buildings to 30-storeys.
- Construct high rise buildings only along Willingdon Avenue.
- Provide more open green space and pedestrian friendly roads along Lougheed Highway and Beta Avenue.

A letter dated 2012 August 27 was received from Sally Gillies, 5831 Sumas Street, Burnaby expressing concern regarding the rezoning application particularly with the burden the proposed development will place on the Skytrain public transit system. The writer also urged consideration be given to upgrading cycling routes from northern Burnaby into the City of Vancouver.

An email dated 2012 August 12 was received from Susan Constantinescu inquiring regarding the following matters:

- Impact of project on homes on Brentlawn Drive,
- Location of towers, movie theatres, and main entrances,
- Mall security,
- Parking.

An email letter dated 2012 August 28 was received from Ryan Metcalfe, 4860 Southlawn Drive, expressing concerns related to community services/recreation facilities, safe access to transit/greenway trailways for cyclists and pedestrians and traffic congestion.

An email letter was received from Davy Tsai, 4517 Midlawn Drive, Burnaby opposing the rezoning application and expressing concern regarding safety and the need to protect the quality of living in the community.

An email letter was received from Eric Anderson, 4624 Brentlawn Drive, Burnaby opposing the rezoning application. The writer advised there are too many high rises and they will block his view.

An email letter was received from Lory Hinz opposing the rezoning application and expressing concern regarding traffic issues.

A letter dated 2012 August 28 was received from Carl Kelman, 4686 Southlawn Drive, Burnaby expressing concern regarding the rezoning application and asking the following questions:

1. What impacts will such a concentration of resident and commercial activity have on the immediately adjacent community?
2. What assurances are there against potential rezoning of existing single family residential land?

The writer concluded by noting this massive redevelopment project will strip the small community feel from the Brentwood area.

An email letter dated 2012 August 28 was received from Latha Giordana, 4554 Brentlawn Drive, Burnaby expressing concern regarding the rezoning application particularly with the excessive number and height of towers, traffic, crime, and loss of adjacent property values.

An email letter was received from Antonio Di Trolio, 4605 Fairlawn Drive, Burnaby opposing the rezoning application. The writer expressed concern regarding congestion, crime, and noise and noted there is enough traffic in the neighbourhood without the addition of the proposed towers. The writer concluded by requesting the proposal be scaled down.

An email letter dated 2012 August 24 was received requesting confidentiality. The writer supported the rezoning application.

An email letter dated 2012 August 28 was received from Kevin Poon expressing concern regarding the rezoning application particularly with traffic, parking and loss of view. The writer concluded by requesting the City take action to offset the negative impact of the proposed development on area residents. Such actions could include rerouting bus traffic away from the Brentwood park area.

An email letter dated 2012 August 28 was received from Geoffrey Glass and Cindy Xin, 4661 Southlawn Drive, Burnaby expressing concern regarding the excessive height of the proposed towers and the increase in parking capacity at the mall. The writers, however, supported the public plaza and the bicycle and pedestrian access through the development.

A letter dated 2012 August 28 was received from Roxy Abernethy, 4610 Fairlawn Drive, Burnaby expressing concern regarding the rezoning application particularly with traffic congestion, construction noise and the excessive number and height of the proposed towers.

An email letter dated 2012 August 28 was received from Xin Wang, 4750 Highlawn Drive, Burnaby opposing the rezoning application. The writer expressed concern regarding a lack of schools and doctors to accommodate the proposed development, the density and height of the towers, construction noise and dust, traffic congestion, neighbourhood safety and loss of privacy.

Councillor Chang arrived at the Public Hearing at 7:14 and took his seat at the Council table.

Mark Tyson, 4615 Fairlawn Drive, Burnaby, appeared before Council expressing concern regarding the rezoning application particularly with traffic, crime, the potential 70-storey height of the towers and the lack of infrastructure to accommodate the proposed development.

Jeanne Fike, Burnaby Family Life, 102-2101 Holdom Avenue, Burnaby appeared before Council in support of the rezoning application. The speaker noted Burnaby Family Life (BFL) would like to be part of the ongoing consultations as the development proceeds to ensure it is responsive to the needs of the neighbourhood and the City. The speaker concluded by advising that BFL believes the developers are open to making the very best use of the community amenity space.

Donald Copan, 4667 Highlawn Drive, Burnaby appeared before Council expressing concern regarding the rezoning application particularly with traffic, the proposed 70-storey height of the towers, loss of view and the impact of shadowing. The speaker concluded by asking if there would be further consultation with the neighbourhood regarding redevelopment of Brentwood Mall.

In response to the speaker's inquiry, the Director Planning and Building noted the redevelopment consists of four phases and each phase will include a public hearing.

Tim Savage, 5831 Sumas Street, Burnaby appeared before Council expressing concern regarding the rezoning application particularly with traffic congestion, the proposed height of the towers, the fire safety plan for such tall buildings, loss of views and the infrastructure capacity to accommodate the proposed development.

Eric Anderson, 4624 Brentlawn Drive, Burnaby appeared before Council opposing the rezoning application. The writer expressed concern regarding traffic, parking, the concentration of towers and loss of views. The writer concluded by noting the density of the proposed development is much too high for such a small area.

David Pereira, 3730 Warren Street, Burnaby appeared before Council in support of the conceptual master plan for the subject site. The speaker reviewed the history of the town centre program and noted the strong correlation between high density development and access to transit.

Sean Rodriguez, 4811 Highlawn Drive, Burnaby appeared before Council supporting the proposed development. The speaker requested consideration be given to strengthening the language

regarding the overarching goals such as those related to encouraging sustainable development and creating a liveable community. The speaker concluded by noting the issue of 70-storey towers should be a matter for further discussion.

Jacob DeCamillis, 1340 Lorilawn Court, Burnaby appeared before Council supporting the proposed development. The speaker, however, expressed concern regarding the following matters:

- Are there adequate health care facilities to accommodate the projected increase in population in the area?
- How will the redevelopment impact the employment status of existing employees at Brentwood Mall?
- Is there anything architecturally defining about the proposed towers?

Frances Jameson, 2430 Point Grey Road, Vancouver appeared before Council noting the importance of co-ordinating development plans for the subject site with those for lands on the south side of the Lougheed Highway.

Rob Mutch, 4459 Venables Street, Burnaby appeared before Council supporting the rezoning application including the public plaza and variety of restaurant and retail options.

Franca Zumpano, 1583 Springer Avenue, Burnaby appeared before Council expressing concern regarding the impact of the proposed development on property values and traffic in the area particularly on Springer Avenue. The writer also advised that the public hearing notification area should be expanded for such a massive development.

Matthew Senf, 4811 Brentlawn Drive, Burnaby appeared before Council expressing traffic concerns regarding the rezoning application. The writer requested consideration be given to installing traffic calming measures on Brentlawn Drive.

Councillor Chang retired from the Council Chamber at 8:15 p.m.

Dennis Daciuk, 605-3737 Bartlett Court, Burnaby appeared before Council supporting the rezoning application. The writer noted it is appropriate to locate high density development near transit modes.

Paul Czene, 316-1945 Woodway Place, Burnaby appeared before Council supporting the rezoning application. The speaker noted the importance of including community amenities in the proposed development.

Marlin Liu, 204-1088 Quebec Street, Vancouver appeared before Council supporting the rezoning application. The writer noted it is important for the development to integrate pedestrian traffic and provide community amenities.

Lou Tinaburri, 3740 McGill Street, Burnaby appeared before Council supporting the rezoning application.

Xiaofang Xu, 4625 Fairlawn Drive, Burnaby appeared before Council expressing concern regarding the capacity of schools in the neighbourhood to accommodate the proposed development. In addition, the speaker requested the concerns and issues raised by the local neighbourhood be addressed before the development proceeds.

Councillor Chang returned to the Public Hearing at 8:33 p.m. and took his seat at the Council table.

Helen Ward, 4819 Albert Street, Burnaby appeared before Council to note the following points regarding the rezoning application:

- The public hearing for the proposed development should not be held during the summer months.
- The notification area for the public hearing should be expanded.
- Consideration should be given to establishing a park and ride at Brentwood Mall.

Donna Yeung, 4710 Parker Street, Burnaby appeared before Council requesting consideration be given to building a new community centre in the Brentwood neighbourhood.

Jim Ellis, 4830 Northlawn Drive, Burnaby appeared before Council supporting the proposed development including the plaza, landscaping and pedestrian friendly features as well as the shopping and entertainment opportunities.

Carol Matusicky, 1135 Eastlawn Drive, Burnaby appeared before Council supporting the proposed development including additional entertainment and dining opportunities.

Stephen DeSouza, Burnaby Community Connections, 201-2101 Holdom Avenue, Burnaby appeared before Council supporting the rezoning application including the public plaza and community amenities. The speaker also noted the proposed development is age friendly.

Andreea Iacob, 804-7225 Acorn Street, Burnaby appeared before Council supporting the rezoning application. The speaker noted the proposed development is age friendly and offers expanded shopping, dining and entertainment opportunities.

Stig Tollefson, 4551 Williams Street, Burnaby appeared before Council in agreement with the proposed development. The speaker, however, requested a clearer statement of priorities for the area including matters such as future plans for Willingdon Avenue.

In response to the speaker's comments, His Worship Mayor Derek Corrigan advised the previously proposed expansion of Willingdon Avenue is under review in light of the Highway 1 expansion project.

Eric Anderson, 4624 Brentlawn Drive, Burnaby again appeared before Council to inquire regarding the time line for completion of the Brentwood Mall redevelopment project.

In response to the speaker's inquiry, the Director Planning and Building advised it will take approximately 20 years or longer to complete the four major phases of the project.

Tim Savage, 2430 Point Grey Road, Vancouver, again appeared before Council noting the importance of including public facilities and amenities in the proposed development. The speaker also noted the infrastructure to accommodate the development should be in place before completion of the project.

Frances Jameson, 2430 Point Grey Road, Vancouver again appeared before Council noting as density increases significantly in the Brentwood Mall area, it is important to have parks and other public amenities for residents in the neighbourhood to enjoy.

Sean Rodriguez, 4811 Highlawn Drive, Burnaby again appeared before Council reiterating the importance of strengthening the language in the master plan relating to matters such as sustainability and iconic development.

Claude Dossdall, 4641 Brentlawn Drive, Burnaby appeared before Council expressing traffic concerns regarding the rezoning application. The speaker requested consideration be given to permanently removing bus traffic from Brentlawn Drive and providing traffic calming measures as well.

There were no further submissions received regarding Rezoning #11-22, Bylaw No. 13119.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-22, Bylaw No. 13119 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR MCDONELL:

“THAT staff prepare a report in response to the issues raised at the Public Hearing for Rez. #11-22, Bylaw No. 13119.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 33, 2012 – BYLAW NO. 13120

Rez. #12-19

8138 North Fraser Way

Lot 7, D.L. 155c, 166 and 167, Group 1, NWD Plan BCP36851

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled “Canada Six Fortune Enterprises” prepared by Chip Barrett Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a new warehouse with an accessory office.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #12-19, Bylaw No. 13120.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #12-19, Bylaw No. 13120 be terminated.”

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 34, 2012 – BYLAW NO. 13121

Rez. #12-22

7434, 7436, 7438 and 7440 Fraser Park Drive

Strata Lot 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, D.L. 166”A”, Group 1, NWD Strata Plan LMS567 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

From: CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled “7432 Fraser Park Drive” prepared by Exact Drafting Inc.

The purpose of the proposed zoning bylaw amendment is to permit exterior changes to the building and an expansion to the existing floor area.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #12-22, Bylaw No. 13121.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #12-22, Bylaw No. 13121 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR MCDONELL:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:31 p.m.

Confirmed:

Certified Correct:

MAYOR

DEPUTY CITY CLERK