

## PUBLIC HEARING

2013 DECEMBER 10

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2013 December 10 at 7:00 p.m.

PRESENT: His Worship, Mayor D.R. Corrigan, In the Chair  
Councillor P. Calendino (*arrived at 7:06 p.m.*)  
Councillor R. Chang  
Councillor S. Dhaliwal  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor P. McDonell  
Councillor N.M. Volkow

ABSENT: Councillor A. Kang

STAFF: Mr. Lou Pelletier, Director Planning and Building  
Mr. Ed Kozak, Assistant Director – Current Planning  
Mr. Sid Cleave, Deputy City Clerk  
Ms. Eva Prior, Administrative Officer

The Public Hearing was called to order at 7:05 p.m.

1) **[BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 35, 2013 – BYLAW NO. 13254](#)**

Rez. #12-44

4567 Lougheed Highway

Lot 1, D.L. 123 and 124, Group 1, NWD Plan EPP31990

From: CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s and RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s and RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Brentwood Site Phase 1 Commercial” prepared by James K.M. Cheng Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new externally oriented commercial shopping centre, public plaza and high-street within the southwest quadrant (Phase I) of the Brentwood Site.

The Advisory Planning Commission advised it supports the rezoning application.

*\*\*Councillor Calendino arrived at the Public Hearing at 7:06 p.m.\*\**

A letter dated 2013 December 9 was received from Jessica Gibson, 307-4310 Hastings Street, Burnaby supporting the rezoning application. The writer looks forward to having better shops and restaurants at Brentwood Mall.

A letter dated 2013 December 9 was received from Jason Zaytsoff, 1254 Glen Abbey Drive, Burnaby supporting the rezoning application. The writer likes the idea of a “European” style plaza with restaurants and shops.

A letter dated 2013 December 9 was received from Helen Ward, 4819 Albert Street, Burnaby expressing concern regarding the Brentwood Mall redevelopment particularly related to the impact of the bus loop closure on transit connections, the location of the public plaza near a noisy intersection and the need for additional community institutions in the area.

The writer noted additional points including the following:

- There are too many towers and they are too high.
- Additional opportunities for public input should be provided.
- Public washrooms should be provided in or near skytrain and bus areas.
- Ensure small businesses have ample space in the new development.
- The civic square should include a covered area.

A letter dated 2013 December 9 was received from Bobby Nijjer, 6191 Dickens Street, Burnaby supporting the rezoning application. Mr. Nijjer looks forward to the new shops and restaurants at Brentwood Mall.

A letter dated 2013 December 10 was received from David Zaharya, 60 Carleton Avenue, Burnaby supporting the rezoning application.

A letter dated 2013 December 10 was received from Tommy Siu, 2102-2232 Douglas Road, Burnaby supporting the rezoning application. The writer noted the proposed development will provide numerous employment opportunities. He also noted the Town Centre Plaza, greenery and public art will beautify the area.

A letter dated 2013 December 10 was received from Mike Venditti, 8701 16<sup>th</sup> Avenue, supporting the rezoning application.

A letter dated 2013 December 10 was received from Christopher Crescenzo, 7120 Maureen Crescent, Burnaby supporting the Brentwood redevelopment project. The writer noted the project will generate employment opportunities.

A letter dated 2013 December 10 was received from Matthew Jansen, 2133 Douglas Road, Burnaby supporting the rezoning application. The writer noted the proposed development will be an excellent place for people to meet, shop, and dine.

A letter dated 2013 December 10 was received from Cleve Astle, 5249 Regent Street, Burnaby supporting the Brentwood Mall development.

A letter dated 2013 December 10 was received from Mike Moscone, 3987 Edinburgh Street, Burnaby supporting the Brentwood Mall development.

A letter dated 2013 December 09 was received from Claudia Yarur, 4928 Belleville Avenue, Burnaby supporting the Brentwood mall project.

A letter dated 2013 December 10 was received from Ted Grippo, 4026 1<sup>st</sup> Avenue, Burnaby supporting the Brentwood Mall development.

A letter dated 2013 December 10 was received from Linda Craig, 7526 Birkdale Place, Burnaby supporting construction of the new Brentwood Mall.

A letter dated 2013 December 10 was received from Michelle Moscone, 3983 Edinburgh Street, Burnaby supporting the Brentwood Mall development.

A letter dated 2013 December 10 was received from Kurt Ward-Theiss, 4819 Albert Street, Burnaby expressing concern regarding the rezoning application particularly related to traffic congestion, transit disruptions and the high density of the development.

The writer noted other points including the following:

- The outdoor facilities should be usable for large portions of the year.
- The proposed public areas are too close to busy streets.
- The notification area for the public hearing should be expanded.

A letter dated 2013 December 10 was received from Stephanie Kent, 4045 Edinburgh Street, Burnaby supporting the Brentwood Mall development project.

A letter dated 2013 December 10 was received from Lia Coletta, 6731 Woodvale Crest, Burnaby supporting the rezoning application.

A letter dated 2013 December 10 was received from George Holowko, 4228 Georgia Street, Burnaby supporting the Brentwood Mall development.

A letter dated 2013 December 10 was received from Domenic Luongo, 7160 Paulus Crescent, Burnaby supporting the proposed rezoning and land use of Brentwood Mall. The writer noted the project will provide jobs and investment opportunities as well as affordable housing.

A letter dated 2013 December 10 was received from Curtis Rocchetti, 2077 Rosser Avenue, Burnaby supporting the rezoning application. The writer noted the project will create jobs and investment opportunities.

A letter dated 2013 December 10 was received from Owen Grant, 6574 E. Hastings Street, Burnaby supporting the proposed development of Brentwood Mall.

A letter dated 2013 December 10 was received from Kevin Custodio, 4273 Triumph Street, Burnaby supporting the Brentwood Mall development. The writer noted the project will boost the local job market and economy.

A letter dated 2013 December 10 was received from Tom Bresciani, 3709 1<sup>st</sup> Avenue, Burnaby supporting the Brentwood Mall development.

A letter dated 2013 December 10 was received from Daniele Pannozzo, 680 Alpha Avenue, Burnaby supporting the rezoning application. The writer noted the project will provide job and investment opportunities.

A letter dated 2013 December 10 was received from Tracy DeBoer, 4035 East 1<sup>st</sup> Avenue, Burnaby supporting the rezoning application.

A letter dated 2013 December 10 was received from Joe Busto, 7578 Broadway, Burnaby supporting the rezoning application.

A letter dated 2013 December 10 was received from Ivan Hartmatny, 8093 Government Road, Burnaby supporting the rezoning application.

A letter dated 2013 December 5 was received from Sandy Moscone, 3945 Grant Street, Burnaby supporting the rezoning application.

A letter dated 2013 December 10 was received from Mark Coletta, 4291 Union Street, Burnaby supporting the rezoning application.

A letter dated 2013 December 10 was received from Antonio Scardillo, 4046 Dundas Street, Burnaby supporting the rezoning application.

A letter dated 2013 December 10 was received from Ricardo Mamertino, 4330 Union Street, Burnaby supporting the rezoning application.

A letter dated 2013 December 10 was received from Gabriella and Sandro Moscone, 3992 Trinity Street, Burnaby supporting the rezoning application. The writers noted the project will provide an economic boost for North Burnaby.

A letter dated 2013 December 10 was received from Alan Ong, 504-2225 Holdom Avenue, Burnaby supporting the rezoning application. The writer noted the project will provide a large variety of shops and entertainment options as well as close access to transit.

Gary Johanson, President, Burnaby Rotary Club, 7068 Jubilee Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker noted the civic plaza will serve as a staging area for events which bring the community together.

Jeanne Fike, Executive Director, Burnaby Family Life, 3624 Coquihalla Drive, Vancouver appeared before Council supporting the rezoning application. The writer noted Burnaby Family Life has received a commitment from Shape Properties to provide assistance in the development of affordable childcare. Ms. Fike concluded by noting it is important for the proposed development to contribute to building a strong community.

Debra Sutherland, 2101-4353 Halifax Street, Burnaby appeared before Council expressing traffic concerns related to the rezoning application. The speaker noted the proposed development will increase traffic on Halifax Street. Ms. Sutherland inquired regarding traffic mitigation plans for the area.

In response to the speaker's inquiry, the Director Planning and Building advised that traffic lights will be installed at the Halifax/Gilmore and 1<sup>st</sup> Avenue/Gilmore intersections. In addition, he noted the Halifax/Douglas intersection will be stop sign controlled. The Director Planning and Building also noted Halifax Street will be widened to accommodate one lane of traffic in each direction with on street parking where it does not interfere with driveways.

Darlene Gering, 1390 Howard Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker noted the proposed development will create employment opportunities, serve as a neighbourhood gathering place and provide close access to transit.

Gunther Ruppel, 4432 Graveley Street, Burnaby appeared before Council and posed the following conceptual question:

“What are the lessons learned from the Metrotown development and how are they being applied to the Brentwood development?”

Hugh Wooley, 4596 Harken Drive, Burnaby appeared before Council supporting the rezoning application. The speaker agreed with construction of high density developments near transit hubs. He also noted many people enjoy living within walking distance to shops and movie theatres.

Helen Ward, 4819 Albert Street, Burnaby appeared before Council expressing concern regarding the proposed development. The writer noted the following points and issues:

- The bus loop closure will result in lost connections for many transit users.
- How many units will be included in the proposed towers?
- The height of the towers should be no more than 20 to 25 storeys.
- Public hearing notification should be expanded beyond 30 metres from Brentwood Mall.
- Affordable housing or family oriented social housing should be included in the development.
- Additional community institutions should be provided in the area.
- The civic plaza is located near a busy intersection; noise mitigation measures are necessary.
- There is not enough park or green space in the area.

The speaker concluded by emphasizing the importance of human scale development at Brentwood Mall.

Kurt Ward-Theiss, 4819 Albert Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker inquired regarding the type and height of the proposed buildings. In addition, the speaker requested that the closure of the bus loop be delayed for at least one month. The speaker concluded by requesting additional public consultation for the Brentwood development and noting the importance of addressing traffic congestion in the area.

In response to the speaker's inquiry, the Director Planning and Building noted this rezoning application includes 3 to 4 storey commercial buildings. He further clarified that it does not include residential towers. Those high rise buildings will be considered at future public hearings.

*\*\*Councillor Chang retired from the Public Hearing at 7:50 p.m.\*\**

Darcy Olson, 4787 Brentlawn Drive, Burnaby appeared before Council expressing concern regarding the rezoning application particularly related to loss of view, the increase in density, traffic congestion, the need for additional Skytrain capacity during rush hour and the lack of public consultation. The speaker concluded by requesting human scale development at Brentwood Mall.

David Pereira, 3730 Warren Street, Burnaby appeared before Council supporting the Brentwood development project in principle.

*\*\*Councillor Dhaliwal retired from the Public Hearing at 7:56 p.m.\*\**

*\*\*Councillor Chang returned to the Public Hearing at 7:56 p.m. and took his place at the Council table.\*\**

The speaker emphasized the importance of focusing intensive residential development near major transit centres.

*\*\*Councillor Dhaliwal returned to the Public Hearing at 7:57 p.m. and took his place at the Council table.\*\**

Mr. Pereira concluded by encouraging Council to work with the developer to ensure community amenities and benefits are provided through this project.

Darcy Olson, 4787 Brentlawn Drive, Burnaby again appeared before Council advising that Burnaby does not need another huge mall like the one in Metrotown. He also noted the City could not support four malls the size of Metrotown.

Nick Kvenich, 2948 Phillips Avenue, Burnaby appeared before Council inquiring if the Brentwood development could accommodate a 100-storey tower.

In response to the speaker's inquiry, the Director Planning and Building noted the City has a community plan and zoning designation for the Brentwood site which allows for a certain amount of residential density based on the size of the property. The Director Planning and Building further noted the two future towers could be as high as 70-storays, however, he does not anticipate they will be that high.

Helen Ward, 4819 Albert Street, Burnaby again appeared before Council to inquire regarding the number of units to be included in the proposed towers.

In response to the speaker's inquiry, the Director Planning and Building noted that Council has authorized the Planning Department to work with the developer on the design for the first tower. The Director Planning and Building anticipated this project including information regarding the number of units will be forwarded to a public hearing in the first part of 2014.

Debra Sutherland, 2101-4353 Halifax Street, Burnaby again appeared before Council noting the Brentwood Mall and the surrounding area will not be able to handle the additional traffic generated by two more high rise residential towers.

Gunther Ruppel, 4432 Graveley Street, Burnaby again appeared before Council to inquire regarding the lessons learned from the Metrotown development and how they are being applied to the Brentwood development.

There were no further submissions received regarding Rezoning #12-44, Bylaw No. 13254.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #12-44, Bylaw No. 13254 be terminated.”

CARRIED UNANIMOUSLY

*\*\*Councillor Jordan retired from the Public Hearing at 8:10 p.m.\*\**

*\*\*Councillor Calendino retired from the Public Hearing at 8:10 p.m.\*\**

2) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 41, 2013 – BYLAW NO. 13275**

Rez. #13-22

Unit C (Level 2) 4485 Skyline Drive

Lot B, Block 6, District Lot 119, Group 1, NWD Plan BCP51027

From: CD Comprehensive Development District (based on C3 General Commercial District and RM5s Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, C3a General Commercial District, RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new Liquor Distribution Branch (LDB) Signature liquor store.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #13-22, Bylaw No. 13275.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-22, Bylaw No. 13275 be terminated.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 42, 2013 – BYLAW NO. 13276**

Rez. #13-32

5895 Trapp Avenue

Lot 11, District Lot 155, Group 1, NWD Plan BCP 17915

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled “5895 Trapp Avenue” prepared by John Christen)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a new multi-tenant industrial development in accordance with the Glenwood Industrial Estates Concept Plan.

The Advisory Planning Commission advised it supports the rezoning application.

*\*\*Councillor Jordan returned to the Public Hearing at 8:13 p.m. and took her place at the Council table.\*\**

*\*\*Councillor Calendino returned to the Public Hearing at 8:13 p.m. and took his place at the Council table.\*\**

There were no further submissions received regarding Rezoning #13-32, Bylaw No. 13276.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-32, Bylaw No. 13276 be terminated.”

CARRIED UNANIMOUSLY

4) [BURNABY ZONING BYLAW 1965,](#)  
[AMENDMENT BYLAW NO. 38, 2013 – BYLAW NO. 13258](#)

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to implement a secondary suite program.

The Advisory Planning Commission advised it supports the text amendment.

There were no further submissions received regarding text amendment Bylaw No. 13258.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for text amendment Bylaw No. 13258 be terminated.”

CARRIED UNANIMOUSLY

*\*\*Councilor Jordan retired from the Public Hearing at 8:15 p.m.\*\**

5) **BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 40, 2013 – BYLAW NO. 13261**

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to provide zoning requirements for medical marihuana production facilities to ensure that such facilities receive full review prior to establishment.

The Advisory Planning Commission advised it supports the text amendment.

\*\*Councillor Jordan returned to the Public Hearing at 8:16 p.m. and took her place at the Council table.\*\*

Anton Heggen, 7840 Willow Street, Burnaby appeared before Council expressing concern regarding the proposed zoning bylaw text amendment. The speaker requested consideration be given to restricting medical marihuana production to agriculturally zoned areas. A copy of Mr. Heggen's presentation is on file in the City Clerks office.

There were no further submissions received regarding text amendment Bylaw No. 13261.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for text amendment Bylaw No. 13261 be terminated.”

CARRIED UNANIMOUSLY

**ADJOURNMENT**

MOVED BY COUNCILLOR MCDONELL:  
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:26 p.m.

Confirmed:

Certified Correct:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DEPUTY CITY CLERK