

## PUBLIC HEARING

2013 JUNE 25

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2013 June 25 at 7:00 p.m.

PRESENT: His Worship, Mayor D.R. Corrigan, In the Chair  
Councillor P. Calendino  
Councillor S. Dhaliwal  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor P. McDonell  
Councillor N.M. Volkow

ABSENT: Councillor R. Chang  
Councillor A. Kang

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

The Public Hearing was called to order at 7:03 p.m.

1) **[BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 20, 2013 – BYLAW NO. 13220](#)**

Rez. #12-23

5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street; 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street and unopened land right-of-way.

Lots 7-12, DL 80, Group 1, NWD Plan 1891; Lots 28-37, DL 80, Group 1, NWD Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, P2 Administration and Assembly District, P5 Community Institutional District, RM3 Multiple-Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development plan entitled “Burnaby Senior’s Village” prepared by CEI Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new non-profit senior’s residential campus comprised of a three storey 105 bed complex care facility and a four storey 105 unit Category B Supportive Housing facility.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2013 June 18 was received from Knud Nielsen, President, and Birgitte Saltorp, Pastor, Danish Lutheran Church of Vancouver, 6010 Kincaid Street, Burnaby advising that, in principle, they have no objections to the proposed development. The writers, however, noted the number of on-site parking spaces is insufficient. They also noted construction access to the subject site should be from Sunset Street.

An email dated 2013 June 24 was received from Edward Suda opposing the rezoning application. The writer expressed concern regarding construction noise, increased traffic, loss of green space and lack of parking.

An email dated 2013 June 25 was received from Mei Lin and John Au, 5921 Sunset Street, Burnaby opposing the rezoning application. The writers noted there are too many units in the proposed development. The writers also expressed concern regarding traffic flow and safety and loss of adjacent property values.

There were no further submissions received regarding Rezoning #12-23, Bylaw No. 13220.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #12-23, Bylaw No. 13220 be terminated.”

CARRIED UNANIMOUSLY

2) [BURNABY ZONING BYLAW 1965,](#)  
[AMENDMENT BYLAW NO. 21, 2013 – BYLAW NO. 13221](#)

Rez. #12-37

Portion of 9525 University Crescent

Portion of Lot 43, District Lots' 101, 102, 147 and 211, Group 1, NWD Plan BCP45523

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

To: Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan guidelines and in accordance with the development plan entitled “Veritas“ prepared by Raymond Letkeman Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 5 to 6 storey residential development (158 units) with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

An email letter dated 2013 June 19 was received from Mikelle Sasakamoose opposing further development at UniverCity. The writer does not believe Burnaby Mountain has the current infrastructure or capacity to accommodate any more people living there.

An email letter dated 2013 June 21 was received from Hilary Edwards, 9222 University Crescent, Burnaby urging that natural and neutral colors be used on buildings within the overall UniverCity development.

An email letter dated 2013 June 24 was received from Lingwen Meng opposing the rezoning application. The writer noted the proposed development is not conducive to SFU environmental protection and only satisfies commercial interests.

An email letter dated 2013 June 24 was received from Pei Lun Wu, 315-9250 University High Street, opposing the rezoning application. The writer expressed concern regarding noise, dust and dirt during the construction phase of the project. The writer also noted the proposed development will block his or her view and access to light.

An email letter dated 2013 June 25 was received from Frances Dodd, 314-9150 University High Street opposing the rezoning application. The writer expressed concern regarding loss of view and privacy as well as the lack of single-level apartments on the top floor of such developments. The writer concluded by requesting Council impose further height restrictions on the development by establishing a maximum ceiling height and requiring a minimum number of single-floor top-level apartments.

There were no further submissions received regarding Rezoning #12-37, Bylaw No. 13221.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #12-37, Bylaw No. 13221 be terminated.”

CARRIED UNANIMOUSLY

3) [BURNABY ZONING BYLAW 1965,](#)  
[AMENDMENT BYLAW NO. 19, 2013 – BYLAW NO. 13216](#)

Rez. #12-20

6123 Hastings Street

Lot 1, DL 205, Group 1, NWD Plan LMP42060

From: CD Comprehensive Development District (based on C4 Service Commercial District and in accordance with the development plan entitled “Car Wash Facility” prepared by Phoenix Structural Designs Ltd., J.T. Engineering and Management Ltd. and DMG Landscape Architects)

To: CD Comprehensive Development District (based on C4a Service Commercial District and in accordance with the development plan entitled, “Tim Hortons” prepared by Vector Engineering Services Ltd., K Paul Architect, The TDL Group Corp., and M2 Landscape Architecture)

The purpose of the proposed zoning bylaw amendment is to permit construction of a new commercial building on the portion of the property fronting Hastings Street.

This rezoning application for 6123 Hastings Street was WITHDRAWN from the Agenda prior to the Public Hearing.

Arising from discussion, Councillor Calendino was granted leave by Council to introduce the following motion:

MOVED BY COUNCILLOR CALENDINO:  
SECONDED BY COUNCILLOR JOHNSTON:

“THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2013 – Bylaw No. 13216 for 6123 Hastings Street be advanced to the Public Hearing on 2013 July 23 at 7:00 p.m.”

CARRIED UNANIMOUSLY

4) [BURNABY ZONING BYLAW 1965,](#)  
[AMENDMENT BYLAW NO. 22, 2013 – BYLAW NO. 13222](#)

Rez. #12-28

2020 Boundary Road

Lot A, DL 118, Group 1, NWD Plan BCP33954

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on C4a Service Commercial District, M2 General Industrial District and M5 Light Industrial District and in accordance with the development plan entitled “OpenRoad Development – 2020 Boundary Road, Burnaby, B.C.” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a mixed-use office, commercial and automobile dealership development.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #12-28, Bylaw No. 13222.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #12-28, Bylaw No. 13222 be terminated.”

CARRIED UNANIMOUSLY

5) [BURNABY ZONING BYLAW 1965,](#)  
[AMENDMENT BYLAW NO. 23, 2013 – BYLAW NO. 13223](#)

Rez. #13-10

4519 Canada Way

Lot A Except: Part Road on Plan 86632, DL 70, Group 1, NWD Plan 83132

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

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and in accordance with the development plan entitled "Telus Complex 4519 Canada Way, Burnaby, BC" prepared by Priority Permits)

The purpose of the proposed zoning bylaw amendment is to permit the installation of two identical skysigns (one on each building) on an existing two-building office complex.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #13-10, Bylaw No. 13223.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing for Rez. #13-10, Bylaw No. 13223 be terminated."

CARRIED UNANIMOUSLY

6) [BURNABY ZONING BYLAW 1965,](#)  
[AMENDMENT BYLAW NO. 24, 2013 – BYLAW NO. 13224](#)

Rez. #13-08

7320 Market Crossing

Lot 1, DL 155B, Group 1, NWD Plan BCP21081

From: CD Comprehensive Development District (based on C2 Community Commercial District and C7 Drive-In Restaurant District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, C7 Drive-In Restaurant District and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "Proposed Patio Renovation" prepared by Eric Law Architect)

The purpose of the proposed zoning bylaw amendment is to permit the enclosure of a restaurant patio.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #13-08, Bylaw No. 13224.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR MCDONELL:

“THAT this Public Hearing for Rez. #13-08, Bylaw No. 13224 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 7:17 p.m.

Confirmed:

Certified Correct:

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MAYOR

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DEPUTY CITY CLERK