

PUBLIC HEARING

2014 JULY 22

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2014 July 22 at 7:00 p.m.

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

ABSENT: Councillor P. Calendino
Councillor R. Chang
Councillor P. McDonell

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak, Assistant Director, Current Planning
Ms. Maryann Manuel, City Clerk (Aux.)
Ms. Eva Prior, Administrative Officer

The Public Hearing was called to order at 7:00 p.m.

1) **[BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 22, 2014 – BYLAW NO. 13363](#)**

Rez. #13-12

Metrotown SkyTrain Station

Parcel “B” (Statutory Right-Of-Way Plan 3962) of District Lot’s 99, 151, 152 and 153, Group 1, New Westminster District

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

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and the development plan entitled “Metrotown Station Upgrades” prepared by Via Architecture)

The purpose of the proposed zoning bylaw amendment is to accommodate the expansion of the existing Metrotown Station. The proposed development involves the expansion and the architectural enhancement of the existing station to accommodate projected ridership demands over the next 30 years and to improve accessibility, safety, comfort and convenience of transit use within the core area of the Metrotown Town Centre.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 July 21 was received from Robert Smith, 301-6450 Telford Avenue, Burnaby expressing concern about noise levels increasing as a result of the expanded Skytrain station and proposed bus loop. The writer also suggested that a safety problem could arise with pedestrians crossing Central Boulevard to catch a bus.

An email letter dated 2014 July 14 was received from Ken Gould, 405-6240 McKay Avenue, Burnaby requesting that, during construction and future operation of the expanded Skytrain station, measures be taken to reduce noise levels. The writer also discussed traffic and pedestrian issues.

A letter dated 2014 July 21 was received from Graeme Silvera, Vice President, Retail Development Western Region, Ivanhoe Cambridge providing support for the rezoning application. Ivanhoe Cambridge, as the owner of the adjoining Metrotown development site, fully supports the expansion of the Metrotown Skytrain station.

An email letter dated 2014 July 22 was received from Carol Stinson, 5850 Buckingham Avenue, Burnaby offering some suggestions to incorporate into the Skytrain station redevelopment, including improvements for those transit users with disabilities.

There were no further submissions received regarding Rezoning #13-33, Bylaw No. 13350.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-12, Bylaw No. 13363 be terminated.”

CARRIED UNANIMOUSLY

2) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 20, 2014 – BYLAW NO. 13354](#)

Rez. #13-23

6280 Cassie Avenue and 6331/6363/6377 McKay Avenue

Lot A, DL 153, Group 1, NWD Plan 8356, Lot 1, DL 151 and 153, Group 1, NWD Plan 8356, Lots 2 and 3, DL 153, Group 1, NWD Plan 8356

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C2 Community Commercial District, and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Gold House” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of two residential apartment buildings, 41 – storeys (north apartment building) and 26 – storeys (south apartment building) respectively, with a townhouse component and a commercial office-retail component.

The Advisory Planning Commission advised it supports the rezoning application.

An email letter dated 2014 July 15 was received from Tisa Navak, 307-6280 Cassie Avenue, Burnaby objecting to the rezoning application. The writer is concerned that a number of rental buildings are being rezoned, demolished and rebuilt as owner occupied buildings, and therefore requested Council consider the impact this rezoning application has on the renters who will be displaced.

An email letter dated 2014 July 14 from Ken Gould, 405-6240 McKay Avenue, Burnaby opposing the rezoning application due to increase noise and traffic. The writer noted that another highrise in the neighbourhood will block sunlight from adjacent buildings.

Email letters dated 2014 July 21st and 22nd were received from the following residents of 6280 Cassie Avenue, Burnaby who object to the rezoning application of their building:

- Doru Botez, 101-6280 Cassie Avenue, Burnaby
- Joonkyu Park, 203-6280 Cassie Avenue, Burnaby
- Mary Mishreky, 316-6280 Cassie Avenue, Burnaby
- Lulu Xu, 201-6280 Cassie Avenue, Burnaby
- Engin Kirmaci, 301-6280 Cassie Avenue, Burnaby
- Rana Azimova, 213-6280 Cassie Avenue, Burnaby
- Emad Girgis, 316-6280 Cassie Avenue, Burnaby
- Balazs & Csilla Heczey, 205- 6280 Cassie Avenue, Burnaby
- Victoria Hoseph, 106-6280 Cassie Avenue, Burnaby
- Alejandra Escobar, 6280 Cassie Avenue, Burnaby
- Salif Amara, 303-6280 Cassie Avenue, Burnaby

The writers advise that there have been many buildings torn down in the area recently to make room for large high-rises, thus leaving fewer rental units available for the rental community.

Rick McGowan, 239-4155 Sardis Street, Burnaby appeared before Council expressing concern about a higher density in the area of the zoning application and whether there would be adequate space to accommodate two towers. Mr. McGowan further inquired regarding the status and process of introducing the 'S' category zoning district.

In response, the Director Planning and Building advised that there was sufficient space on the subject site for the two towers.

Helen Ward, 4819 Albert Street, Burnaby appeared before Council to discuss the review process for introduction of the 'S' category zoning district. Ms. Ward suggested that Council had avoided a public process regarding the text amendment in Burnaby's four town centres and was proceeding to permit higher density without the benefit of due process.

In response, the Director Planning and Building advised that, with regard to the process for completion of the Metrotown Plan review, staff are approximately two years away from completing the process.

Ms. Ward questioned how many towers will be approved before the process is complete and suggested that Council is "putting the cart before the horse".

Jason Haycock, 6331 McKay Street, Burnaby appeared before Council advising that, after living in Burnaby for a decade, he can no longer afford to live in Burnaby. Mr. Haycock felt that, by allowing the construction of more highrises, it is creating a wall of shadows and not allowing the sunlight in.

There were no further submissions received regarding Rezoning #13-23, Bylaw No. 13354.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-23, Bylaw No. 13354 be terminated.”

CARRIED UNANIMOUSLY

3) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 23, 2014 – BYLAW NO. 13364](#)

Rez. #14-06

418 Gamma Avenue

Lot A, D.L. 122, Group 1, NWD Plan BCP51571

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled, “Montage” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to construct a four-storey mixed-use commercial and residential building.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #14-06, Bylaw No. 13364.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #14-06, Bylaw No. 13364 be terminated.”

CARRIED UNANIMOUSLY

4) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 24, 2014 - BYLAW NO. 13365](#)

_Rez. #13-41

7262, 7268, 7274 Eighteenth Avenue

Lots 24 – 26, DL 95, Group 1, NWD Plan 1915

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “18th Avenue Townhomes” prepared by Robert Ciccozzi Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 3-storey (27 unit) stacked townhouse development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 July 14 was received from Bogdan Grigorescu, #18-7273 17th Avenue, Burnaby opposing the rezoning application. The reasons for opposition include blocking of sunlight, an infringement upon personal space & privacy, removal of large trees, overcrowding and truck traffic during construction stage, creating noise and exhaust fumes.

An email letter dated 2014 July 21 was received from Alan Leung, #9-7238 18th Avenue, Burnaby advising that, as a resident next door to the proposed development, he has concerns regarding retention of large trees, extension of the existing sidewalk, ground settlement and/or disturbance and various issues regarding the construction stage.

An email letter dated 2014 July 22 was received from Roger and Marlene Manson, 7249 17th Avenue, Burnaby wanting to ensure that their alley is not impeded by the proposed development by having the parking entrance for the development situated off of 18th Avenue.

An email letter dated 2014 July 22 from Cheryl and Antero Uunila, 7223 17th Avenue, Burnaby expressing concern regarding blockage of their lane during construction. The laneway is their only means of exit.

There were no further submissions received regarding Rezoning #13-41, Bylaw No. 13365.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-41, Bylaw No. 13365 be terminated.”

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 25, 2014 - BYLAW NO. 13366**

Rez. #14-16

Portion of 3700 Willingdon Avenue – BCIT NE1 Building

Lot A, D.L. 71, Group 1, NWD Plan 68136 Except: Part On Plan EPP6322

From: P6 Regional Institutional District

To: CD Comprehensive Development District (based on P6 Regional Institutional District and in accordance with the development plan entitled “BCIT NE1 Skysign Application” prepared by The Colborne Architectural Group Pacific Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of two skysigns on the west and east frontages of an existing institutional building on the subject site.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #14-16, Bylaw No. 13366.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #14-16, Bylaw No. 13366 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:38 p.m.

Confirmed:

Certified Correct:

MAYOR

CITY CLERK (Aux.)