

PUBLIC HEARING

2014 FEBRUARY 25

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2014 February 25 at 7:00 p.m.

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

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 7:05 p.m.

1) **[BURNABY ZONING BYLAW 1965,](#)**
[AMENDMENT BYLAW NO. 5, 2014 – BYLAW NO. 13287](#)

Rez. #12-45

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 “Phase I - Residential Tower I” prepared by James K.M. Cheng Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 53 storey high-rise residential building atop a 3 level commercial podium.

The Advisory Planning Commission advised it supports the rezoning application.

A petition letter dated 2014 February 19 was received from Helen Ward, 4819 Albert Street, Burnaby containing the signatures of eight Burnaby residents expressing concern regarding the rezoning application. The writers noted the need for human scale development, safe and convenient connections for transit use, easy access for fire trucks and safe residential streets. The writers also noted there should be additional opportunities for public input with an expanded notification area.

A letter dated 2014 February 24 was received from Craig Marcyniuk, 4775 Gilpin Court, Burnaby supporting the rezoning application. The writer also noted the builder should be required to contribute to the expansion/renovation of Eileen Dailly Pool, McGill Library or nearby school capacity.

A letter dated 2014 February 21 was received from Fanny Kwok, 410-4799 Brentwood Avenue, Burnaby expressing concern regarding the rezoning application particularly related to the proposed height and density of the residential tower, loss of sunlight, increasing traffic and the lack of green space.

A letter dated 2014 February 24 was received from D. Hancott and family, 2188 Rietta Court, Burnaby advising they are not against the Brentwood Mall Development. The writers did, however, express concerns regarding traffic and the proposed height of the residential tower. The letter also requested the public be given ample time to present their views regarding the development.

A letter dated 2014 February 24 was received from Terry MacDonald, 4863 Brentlawn Drive, Burnaby expressing concern regarding the rezoning application. The writer noted the following points:

- Streets in the adjacent neighbourhood need to be isolated from the traffic systems servicing the high-density developments.
- Rat-running on residential streets, in particular, Gravely Street and Brentlawn Drive, has reached alarming levels.
- Parking issues on residential streets need to be addressed.
- Traffic on the main streets servicing the Brentwood Town Centre continues to increase; when will Willingdon Avenue be widened?
- Physically challenged individuals are not able to get off or on busses at stops closer to the Skytrain ramp, or the street level elevator located on Lougheed Highway.
- Rat-running bus traffic should be re-routed.
- An environmental risk assessment of the high density apartment complex should be conducted.

The writer concluded by urging Council to consult with the local neighbourhood to address these important issues.

A letter dated 2014 February 25 was received from Ken Kramer, KMK Law Corporation, Park Place, Suite 600-666 Burrard Street, Vancouver advising that he will be speaking at this evening's Public Hearing on the topic of the revised public transit infrastructure system now in place due to the Brentwood development. The writer noted the development has created significant barriers for people with disabilities and seniors to access transit.

A letter dated 2014 February 25 was received from David Field, 7842 Allman Street, Burnaby noting there has not been enough public consultation regarding the Brentwood Mall development.

A letter dated 2014 February 25 was received from Val Shank, 4388 Buchanan Street, Burnaby advising that he is not against the rezoning application, but would like a review of parking, traffic, infrastructure, property tax, and transit disparity.

A letter dated 2014 February 25 was received from Eric Anderson, 4624 Brentlawn Drive, Burnaby requesting information on the height of the apartment building, height of the commercial podium and comparative information on neighbouring apartment buildings.

A letter dated 2014 February 25 was received from Thomas Hasek, 4758 Victory Street, Burnaby expressing concerns regarding transit and traffic issues. The writer also indicated that there should be more public consultation regarding this application as well as a comprehensive review of infrastructure requirements to accommodate major developments.

A letter dated 2014 February 25 was received from Helen Ward, 4819 Albert Street, Burnaby expressing concern regarding the rezoning application. The writer referenced the need for an intensive public consultation process; review of high rise building heights and locations for community institutions. The writer also noted the lack of infrastructure to support the development and discussed transit connections and challenges as well.

A letter dated 2014 February 25 was received from Franca Zumpano, 1583 Springer Avenue, Burnaby expressing concern regarding the increase in traffic and referencing the need for community amenities and additional city infrastructure. The writer also noted the inadequacy of transit to handle the resident increase.

Letters supporting the rezoning application were received from:

Hanxin Lu, 5491 Venables Street, Burnaby
Anne, Kit Ho, and Kathy Cheng, 2757 Ellerslie Avenue, Burnaby
Maddalena Trentalance, 290-800 Hornby Street, Vancouver
Lily Vong, 7470 Boundary Road, Burnaby
Diana Kim, 4205 Percival Avenue, Burnaby
Brittany Cartier, 3562 Dalebright Drive, Burnaby
Kim Ho, 7251 Kitchener Street, Burnaby
Ron Thomas, 4463 William Street, Burnaby
Don Mauro, 39 North Glynde Avenue, Burnaby
Sam Tolentino, 109-9266 University Crescent, Burnaby
Roy Gaspar, 7034 Belcarra Drive, Burnaby
Adele Bresciani, ECM Espresso Coffee Machines, Co., 3709 1st Avenue, Burnaby
Bevan Ho, 7531 Birkdale Place, Burnaby
Cleveland Astle, 5249 Regent Street, Burnaby
John Bevilacqua, 6643 Kendale Court, Burnaby
Linda Craig, 7526 Birkdale Place, Burnaby
Mike Moscone, 4025 E-1st Avenue, Burnaby
Morris Mastronardi, 7206 Braeside Drive, Burnaby
Rozy Karim, 6091 Sprott Street, Burnaby
Ryan Wong, 7508 Aubrey Street, Burnaby
Aman Dosanjh, 5530 Forest Street, Burnaby

Christina Rakic, 404 North Ingleton Avenue, Burnaby
Miles Fenske, North Coquitlam
Mary Drpic, 903-3920 East Hastings Street, Burnaby
Anthony Drpic, 1605-2138 Madison Avenue, Burnaby
Aida King, 135 Boundary Road, Vancouver
Stefania Polopoli, 3958 Parker Street, Burnaby
Diane Moscone, 3987 Edinburgh Street, Burnaby
Melinda and Laszlo Orban, 1833 Goletta Drive, Burnaby
Jim Wong, 2355 Madison Avenue, Burnaby
Lucas Francis, 500-2700 Production Way, Burnaby
Bobby Nijjer, 6191 Dickens Street, Burnaby
Matt Jansen, 2133 Douglas Road, Burnaby
Mike Bosa, 600 N. Boundary Road, Burnaby
Gabiella Moscone, 3992 Trinity Street, Burnaby
Adrian Chapman, 2289 Yukon Crescent, Burnaby
Jennifer and Scott Russell, 3940 Eton Street, Burnaby
Denis Batinovic, 4562 Albert Street, Burnaby
Shoghig Attal, 106 Hythe Street, Burnaby

Terry MacDonald, 4863 Brentlawn Drive, Burnaby appeared before Council to reiterate the concerns in his previously noted letter. The writer also requested that city staff work directly with neighbourhood leaders to address traffic and parking issues.

Rev. Stephanie Shephard, 4802 Ridgelawn Drive, Burnaby appeared before Council expressing concern regarding the rezoning application relating to traffic and pedestrian safety. The speaker particularly noted the difficulty experienced by members of the community in accessing St. Timothy's Church from the mall. Ms. Shephard concluded by encouraging Council to allocate density bonus funds generated by the development to transition housing.

Eric Anderson, 4624 Brentlawn Drive, Burnaby appeared before Council expressing concern regarding the proposed development, in particular with the capacity of the school system to absorb additional students.

Dennis Hansen, 5372 Meadedale Drive, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker requested that bicycle routes, sidewalks and active transportation infrastructure be constructed sooner rather than later. The writer also inquired if the City will ensure the developer provides the promised infrastructure.

In response to the speaker's inquiry, the Director Planning and Building advised that, during this phase of Brentwood development, the City will take out a bond with respect to the public amenities due to the City.

Ken Kramer, 4-4400 Buchanan Street, Burnaby appeared before Council to reiterate the concerns contained in his previously noted letter. The writer advised that crosswalks at Brentwood Mall contain potholes which pose a particular challenge for people with mobility impairments. The speaker encouraged Council to work with the disabled community to improve access to transit.

Darlene Gering, 1390 Howard Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker noted the project will accommodate a broad spectrum of housing needs and affordability levels.

Toni Sing, 4676 Fairlawn Drive, Burnaby appeared before Council supporting the rezoning application. The speaker noted the proposed development will create jobs and investment opportunities and provide much needed housing for the City.

Nagib Karim, 6091 Sprott Street, Burnaby appeared before Council supporting the rezoning application. The speaker noted the proposed development would be a wonderful place to live.

Irene de Guzman, 240 N Glynde Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker also noted she is looking forward to purchasing a home in the area and making use of public transit.

Rick Erb, 503-6555 Bonsor Avenue, Burnaby appeared before Council inquiring if the proposed development includes social housing rental units.

In response to the speaker's inquiry, the Director Planning and Building advised that the development does not include social housing units. He noted, however, the developer has elected to provide a minimum of 30 adaptable units (5% of the total number of residential units).

Angel Wong, 4417 Triumph Street, Burnaby appeared before Council supporting the rezoning application. The speaker noted she is considering downsizing her home and living in a residential tower at Brentwood Mall.

Willa Cheng, 120 N. Stratford Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker noted the importance of building residential towers near transit hubs.

Dustin Fenske, 1605-2138 Madison Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker noted his parents are considering relocating to an apartment in the Brentwood area.

Eric Anderson, 4624 Brentlawn Drive, Burnaby again appeared before Council expressing concern that only 5% of the residential units in the proposed development are adaptable to persons with disabilities.

In response to the speaker's comment, the Director Planning and Building advised that future applications for multi-family developments will require 20% of the residential units to be adaptable.

Anne Johnson, 4380 Graveley Street, Burnaby appeared before Council expressing traffic and parking concerns related to the proposed development. The speaker emphasized the importance of maintaining a liveable and walkable neighbourhood. The speaker also noted the issue of food sustainability must be addressed as density increases and green space declines.

Amelia Wong, 1130 Dunlop Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker noted the proposed development will provide investment opportunities.

Franca Zumpano, 1583 Springer Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted the following points, issues and questions:

- The magnitude of the project is excessive.
- The existing infrastructure will not be able to accommodate a significant increase in population; who will pay for the additional infrastructure requirements?
- Traffic is a major issue in the area that needs to be addressed.
- Residential towers should be spread out along the Lougheed corridor rather than concentrated at Brentwood Mall.
- What measures are in place to ensure the provisions contained in the development plan will come to fruition?

Hugh Wooley, 4596 Harken Drive, Burnaby appeared before Council supporting the rezoning application.

Councillor Chang returned to the Public Hearing at 8:27 p.m. and took his seat at the Council table.

The speaker emphasized the importance of building high density housing near transit hubs.

Councillor Johnston retired from the Council Chamber at 8:27 p.m.

Councillor Johnston returned to the Council Chamber at 8:28 p.m. and took his seat at the Council table.

Cherie Moses, 4432 Graveley Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted she appeared before the Traffic Safety Committee, on behalf of the Graveley Street Traffic Calming Group, in 2013 November to request implementation of measures to address parking, traffic and pedestrian safety issues. She expressed disappointment regarding the communication process related to this matter.

In response to the speaker's comments, the Director Planning and Building advised that the Traffic Safety Committee referred the presentation by Ms. Moses to staff for review.

His Worship, Mayor Derek Corrigan noted that City staff will provide Ms. Moses with updated information regarding the status of the Traffic Safety Committee review.

Helen Ward, 4819 Albert Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted the following points, issues and questions:

- The public notification area for the rezoning proposal should be expanded beyond 30 meters from the development.
- A more intensive public consultation process should be required.
- Why has the projected population for the Brentwood corridor increased from 16,500 to 32,000 people?
- The residential towers should not exceed 20 to 25 storeys.
- Consideration should be given to locating government and community group facilities in the tower.
- Closure of the bus loop has negatively affected transit users; bus shelters should be covered and include benches; removing and replacing sidewalks poses a safety hazard for pedestrians.

Councillor Dhaliwal retired from the Public Hearing at 9:00 p.m.

Councillor Dhaliwal returned to the Public Hearing at 9:02 p.m. and took his seat at the Council table.

Councillor Jordan retired from the Public Hearing at 9:02 p.m.

The delegation concluded by requesting consideration be given to re-opening the bus loop.

Councillor Jordan returned to the Public Hearing at 9:05 p.m and took her seat at the Council table.

In response to the speaker's comments regarding the level of public consultation, the Director Planning and Building advised that three public open houses for the Brentwood Mall site were held in 2012. In addition, this is the fourth public hearing for the site.

Franca Zumpano, 1583 Springer Avenue, Burnaby again appeared before Council inquiring as to the process that resulted in the potential for residential towers as high or higher than the one proposed in this development.

Councillor Kang retired from the Public Hearing at 9:08 p.m.

Councillor Calendino returned to the Public Hearing at 9:09 p.m. and took his seat at the Council table.

Councillor Kang returned to the Public Hearing at 9:10 p.m. and took her seat at the Council table.

His Worship, Mayor Derek Corrigan noted the process was established in 2010 and a public hearing was held in relation to this matter as well.

Tyler Johnson, 3721 Georgia Street, Burnaby appeared before Council supporting the rezoning application. The speaker noted the proposed development provides affordable housing close to transit. The speaker also expressed confidence in the City's ability to address the traffic, transit, parking and other concerns raised at this evening's Public Hearing.

Joe Sulmona, 5504 Union Street, Burnaby appeared before Council supporting the rezoning application. In addition, the speaker urged Council to consider establishing a north-south transit corridor from Hastings Street to Kingsway for high density development.

Linda Jenkins, 426-4373 Halifax Street, Burnaby appeared before Council supporting the rezoning application. The speaker, however, cautioned Council to make sure adequate visitor parking is provided for the development.

Stephen De Souza, 110-7000 21st Avenue, Burnaby appeared before Council supporting the rezoning application including the density bonus provisions.

There were no further submissions received regarding Rezoning #12-45, Bylaw No. 13287.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #12-45, Bylaw No. 13287 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR JOHNSTON:

“That staff prepare a report in response to the issues raised at the Public Hearing for Rezoning #12-45, Bylaw No. 13287.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT the Public Hearing do now recess.”

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:26 p.m.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR McDONELL:

“THAT the Public Hearing do now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:40 p.m. with all members of Council present.

2) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 7, 2014 – BYLAW NO. 13289](#)

Rez. #13-27

4320 and 4331 Dominion Street and 4405 Norfolk Street

Lot A Except: Firstly; the East 569.25 Feet, Secondly; Portions in Plan LMP32853, Thirdly; Part in Plan BCP21070, DL 70, Group 1, NWD Plan 9892; Lot 1, DL 70, Group 1, NWD Plan BCP21069; Lot 51, Except Part in Plan BCP21070, DL 70, Group 1, NWD Plan 62993

From: CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District)

To: Amended CD Comprehensive Development District (based on C3, C3d, C3f General Commercial District, P8 Parking District and B2 Urban Office District)

The purpose of the proposed zoning bylaw amendment is to permit an increase in the number of slot machines permitted at the Grand Villa Casino from 1,000 to 1,200.

The Advisory Planning Commission advised it does not support the rezoning application.

A letter dated 2014 February 18 was received from Maxwell Munday, 5423 Moreland Drive, Burnaby opposing the rezoning application. The speaker noted the detrimental side effects of gambling and urged Council to decrease the size and number of gambling establishments in the City.

There were no further submissions received regarding Rezoning #13-27, Bylaw No. 13289.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-27, Bylaw No. 13289 be terminated.”

CARRIED UNANIMOUSLY

3) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 6, 2014 – BYLAW NO. 13288](#)

Rez. #13-19

8601 Glenlyon Parkway

Lot 1, DL 164, Group 1, NWD Plan BCP35866

From: CD Comprehensive Development District (based on the M5 Light Industrial District, B1 Suburban Office District, RM1 Multiple-Family Residential District, C1 Neighbourhood Commercial District and P3 Park and Public Use District)

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, B1 Suburban Office District, C1 Neighbourhood Commercial District and the New Haven Conceptual Development Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a Business Centre, light-industrial and office development with a component of local retail and restaurant uses, in accordance with the New Haven Conceptual Development Plan.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #13-19, Bylaw No. 13288.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-19, Bylaw No. 13288 be terminated.”

CARRIED UNANIMOUSLY

4) **BURNABY OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW, 2013 – BYLAW NO. 13233**

The purpose of the proposed amendment to the Burnaby Official Community Plan Bylaw 1998 is to include a new Regional Context Statement (RCS) in order to meet the requirements of the Local Government Act.

The Advisory Planning Commission advised it supports the Burnaby Official Community Plan Amendment Bylaw, 2013.

There were no further submissions received regarding the Burnaby Official Community Plan Amendment Bylaw, 2013 - Bylaw No. 13233.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for the Burnaby Official Community Plan Amendment Bylaw, 2013 - Bylaw No. 13233 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 9:45 p.m.

Confirmed:

Certified Correct:

MAYOR

DEPUTY CITY CLERK