

PUBLIC HEARING

2014 September 30

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2014 September 30 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. 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 7:02 p.m.

1) **[BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 31, 2014 – BYLAW NO. 13387](#)**

Rez. #14-25

7650, 7701, 7702 Eighteenth Street, Portion of 7679 Eighteenth Street, and 7105, 7205 Eleventh Avenue

Address	Legal Description
7650 Eighteenth Street	Lot 68 Except: part on Plan 34711, D.L. 53, Group 1, NWD Plan 33863
7679 Eighteenth Street	Lot 42, D.L. 53, Group 1, NWD Plan 28569 Except Plans 49756, BCP7569 & BCP34566
7701 Eighteenth Street	Lot 2 Except: part dedicated road on Plan BCP7569, D.L. 53, Group 1, NWD Plan LMP44380
7702 Eighteenth Street	Parcel "A" (Statutory Right of Way 34711), Lot 68, D.L. 53, Group 1, NWD Plan 33863
7105 Eleventh Avenue	Westerly 200.43 ft. Lot "E", D.L. 53, Group 1, NWD Plan 14210 having a frontage on

Eleventh Avenue by the uniform full depth
& adjoining the said westerly boundary
Except: part dedicated road on Plan BCP9577

7205 Eleventh Avenue Block "E" Except: the westerly 200.43 ft.
having a frontage of 200.43 ft. on Eleventh
Avenue by the uniform full depth of block
"E" & adjoining the said westerly boundary,
D.L. 53, Group 1, NWD Plan 14210

From: M1 Manufacturing District, M2 General Industrial District and R5 Residential District

To: CD Comprehensive Development District (based on the RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, and the development plan entitled "Southgate Master Plan Concept Book and Design Guidelines" prepared by IBI Group and PWL Partnership)

The purpose of the proposed zoning bylaw amendment is to establish a Master Plan for the subject site, which would guide further site specific rezoning applications for the development of a multi-phased, mixed-use, multiple-family residential neighbourhood. No specific development or new construction is being sought under the subject rezoning application.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 September 25 was received from Joanne Graham, 4350 Pinewood Crescent, Burnaby expressing concern regarding the scale of the development. The writer noted the following points:

- The building footprint is too large. Consideration should be given to including fewer high-rise and more low-rise buildings.
- More non-market housing should be included in the development.
- The green space, as designed, is too small.
- Roads will not be able to handle the traffic generated by the development.

A letter dated 2014 September 25 was received from Allen Hutton, 7304 14th Avenue, Burnaby expressing traffic concerns regarding the proposed development. In addition, the writer opposed high rises on the subject property and the sale of city property for inclusion in the development.

Ward McAllister, President and CEO, Ledingham McAllister Communities Ltd., 3rd Floor, 1285 West Pender Street, Vancouver, the rezoning applicant, appeared before Council advising that John O'Donell, Senior Vice President of Development and other members of the development team were in attendance at this evening's public hearing and available to answer any questions Council may have.

Joanne Graham, 4358 Pinewood Crescent, Burnaby appeared before Council to reiterate the concerns raised in her previously noted letter.

Wanda Mulholland, 7476 13th Avenue, Burnaby, Community Development Co-ordinator for the Burnaby Task Force on Homelessness, appeared before Council supporting allocation of approximately 588,000 sq. ft. of the subject site for affordable housing.

The speaker noted the following questions:

- How many units of housing does 588,000 sq. ft. convert to?
- What is the criteria for an income which is considered for affordable housing?
- Will the plan maximize the number of bachelor units for people living in poverty?
- Who will be managing the non-market housing?
- Will there be an RFP process for non-profits or will the non-market housing be managed by the City?
- What is the development timeline?
- When are the “affordable units” expected to be built?

The speaker concluded by advising there are agencies like Progressive Housing Society with experience supporting Burnaby citizens who would be interested in working with BC Housing and a property management company to lease 15-20 scattered units within the Southgate development.

His Worship Mayor Derek Corrigan advised that staff will undertake to reply to the questions raised by the speaker.

There were no further submissions received regarding Rezoning #14-25, Bylaw No. 13387.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #14-25, Bylaw No. 13387 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

“THAT staff prepare a report in response to the issues raised at the Public Hearing for Rez. #14-25, Bylaw No. 13387.”

CARRIED UNANIMOUSLY

Council further requested the proposed bylaw be brought forward for second reading at the same Council meeting the staff report is received.

2) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 32, 2014 – BYLAW NO. 13388**

Rez. #13-37

7550 Cumberland Street

Lot 112, D.L. 11, Group 1, NWD Plan 72024

From: P5 Community Institutional District

To: CD Comprehensive Development District (based on P5 Community Institutional District and George Derby Community Plan as guidelines and in accordance with the development plan entitled “Derby Manor 7550 Cumberland Street, Burnaby, BC, V3N 3X5” prepared by DYS Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new five-storey, 122 unit, non-profit seniors’ supportive housing facility.

The Advisory Planning Commission advised it supports the rezoning application.

Letters opposing the rezoning application were received from:

- Yao Wang, 103-7501 Cumberland Street, Burnaby
- Roumen Petkov, 103-7501 Cumberland Street, Burnaby

A letter dated 2014 September 22 was received from Nine Mirkovic, 41-7500 Cumberland Street, Burnaby opposing the construction of large buildings on the subject site. The writer also expressed concern regarding traffic, loss of green space and the negative impact of the proposed development on adjacent property values.

A letter dated 2014 September 20 was received from Chuhui Shen, 21-7501 Cumberland Street, Burnaby opposing the rezoning application. The writer expressed concern regarding construction noise and dust as well as traffic.

A letter dated 2014 September 30 was received from Haiping Sun and Qi Zhang, 7-7501 Cumberland Street, Burnaby opposing the rezoning application. The writer expressed concern regarding overcrowding, traffic and loss of green space.

A letter dated 2014 September 30 was received from Dr. Kristoffer Palma, 37-8701 16th Avenue, Burnaby expressing concern regarding the height of the development, loss of trees, future development of areas to the east and north of the proposed building, use of closed Coldicutt Street by construction and tree clearing equipment, and the need for an independent environmental assessment particularly with respect to Coldicutt Creek and Cedar Creek.

Renato Jadrijević, 68-8701 16th Avenue, Burnaby, representing strata owners of Englewood Mews, appeared before Council advising that strata owners are not opposed to the rezoning application. The speakers expressed concern, however, regarding future subdivision and development on the site.

Mr. Jadrijev also noted a variety of points and questions including the following:

- Is the development company an arm of the George Derby Long Term Care Society?
- What is the relationship between the existing George Derby Centre Long Term Care facility and the proposed development?
- Coldicutt Street should be permanently closed.

In response to the speaker's comments, His Worship Mayor Corrigan noted the following points:

- The development company is working on behalf of the George Derby Long Term Care Society.
- The proposed development along with the existing George Derby Long Term Care facility will provide a continuum of care for seniors.

In further response to the speaker's comments, the Director Planning and Building advised that he is not aware of any plan to subdivide the property. In addition, he noted there is no proposal for an actual road on Coldicutt Street.

Harold Simon, 14-8701 16th Avenue, Burnaby appeared before Council in general support of the proposed development. The speaker, however, expressed concern regarding the five-storey height of the seniors' supportive housing facility.

Monica Fourt, 57-7500 Cumberland Street, Burnaby appeared before Council advising she is not opposed to the development of low cost housing for seniors. Ms. Fourt, however, noted the proposed five-storey development is not compatible with the neighbourhood. The speaker requested the development be redesigned to better fit into the neighbourhood.

Peter Lundt, 53-8701 16th Avenue, Burnaby appeared before Council supporting the development proposal. The speaker, however, expressed concern regarding the lack of parking space on 16th Avenue and noted that the proposed second access point off of 16th Avenue will make parking even more difficult. The speaker urged Council to consider enlarging the existing entrance instead of constructing the second one.

Councillor Johnston retired from the Council Chamber at 7:59 p.m.

There were no further submissions received regarding Rezoning #13-37, Bylaw No. 13388.

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-37, Bylaw No. 13388 be terminated.”

CARRIED UNANIMOUSLY

Councillor Johnston returned to the Public Hearing at 8:00 p.m. and took his seat at the Council table.

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT staff prepare a report in response to the issues raised at the Public Hearing for Rez. #13-37, Bylaw No. 13388.”

CARRIED UNANIMOUSLY

Council further requested the proposed bylaw be brought forward for second reading at the same Council meeting the staff report is received.

3) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 33, 2014 – BYLAW NO. 13389](#)

Rez. #12-29

6205 and 6255 Kingsway

Lot “C”, D.L. 97, Group 1, NWD Plan 15308; Lot A (X95792) Except: Part Dedicated Road on Plan 77668, D.L. 97, Group 1, NWD Plan 7570

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and the development plan entitled “6205/6255 Kingsway, Burnaby” prepared by Wilson Chang Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development with full underground parking, comprised of at grade commercial fronting Kingsway with residential uses behind and above.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 September 24 was received from Faith Rae, 6939 Gilley Avenue, Burnaby opposing the rezoning application. The writer expressed concern regarding traffic, noise, transients, and garbage and inquired about the type of retail stores in the proposed development.

A letter dated 2014 September 19 was received from Agnes Szilagyi, 6939 Gilley Avenue, Burnaby opposing the rezoning application. The writer expressed concern regarding traffic congestion, view impacts and construction noise, dust and dirt.

A letter dated 2014 September 28 was received from Margherita Okiyama, 218-6187 Kingsway, Burnaby opposing the rezoning application. The writer expressed concern regarding traffic congestion, construction noise, access to bus stops and disruption to the quality of life in the neighbourhood.

A letter dated 2014 September 29 was received from Paul SL Souza and Ana Johnson, 114-6187 Kingsway Street, Burnaby expressing concern regarding the rezoning application related to

privacy, noise and trespassing. The writer also requested the protection of two trees close to the boundary separating 6187 Kingsway Street and 6205 Kingsway Street.

Joanne Rumley, 108-6939 Gilley Avenue, Burnaby appeared before Council expressing concern regarding the risk for damage to her property during the construction phase of the proposed development. The writer also asked if access to her underground parking would be impacted by the development.

In response to the speaker's comments, the Director Planning and Building noted the following points:

- Any damage to adjacent properties would be a civil matter.
- Rear lane access to underground parking at 6949 Gilley Avenue will be maintained during the construction phase of the proposed development.

Wilson Chang, Wilson Chang Architect Inc., 288 West 8th Avenue, Vancouver, the rezoning applicant, appeared before Council advising the proposed development will enhance the neighbourhood.

There were no further submissions received regarding Rezoning #12-29, Bylaw No. 13389.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing for Rez. #12-29, Bylaw No. 13389 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 8:10 p.m.

Confirmed:

Certified Correct:

MAYOR

DEPUTY CITY CLERK