



## **PUBLIC HEARING MINUTES**

**Tuesday, 2015 July 21**

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2015 July 21 at 7:00 PM.

### **CALL TO ORDER**

**PRESENT:** His Worship, Mayor D. Corrigan  
Councillor P. Calendino  
Councillor S. Dhaliwal  
Councillor D. Johnston  
Councillor C. Jordan  
Councillor A. Kang  
Councillor P. McDonell  
Councillor N. Volkow  
Councillor J. Wang

**STAFF:** Mr. L. Pelletier, Director Planning and Building  
Mr. E. Kozak Assistant Dir. Current Planning  
Mr. D. Back, City Clerk  
Ms. K. O'Connell, Deputy City Clerk  
Ms. E. Prior, Administration Officer

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

### **ZONING BYLAW AMENDMENTS**

- 1) BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 19, 2015 – BYLAW NO. 13489**

Rez. #13-20

4756/4828/4874 Lougheed Highway, 4818/4828/4829 Dawson Street,  
2235/2285/2311 Delta Avenue, and 2316 Beta Avenue

From: M2 General Industrial District, R3 Residential District and CD  
Comprehensive Development District (based on P3 Park and  
Public Use District)

To: CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines) and P3 Park and Public Use District, and in accordance with the development plan entitled "Woodlands Site Master Plan and Phase Ia" prepared by James K.M. Cheng Architects Inc.

The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan, Design Guidelines and a detailed first phase of development for the subject site, which would provide for specific development rights for the initial phase; and guide further site specific rezoning applications for the development of a multi-phased high-rise apartment and ground-oriented townhouse development with neighbourhood scale commercial uses along Dawson Street.

The Advisory Planning Commission advised it supports the rezoning application.

Four letters were received in response to the proposed bylaw amendment.

OPPOSED:

Lilia Cheung, 410-4799 Brentwood Drive, Burnaby  
Ada Cheung, 217-2783 Dawson Street, Burnaby  
Salem Cherkaoui, 2501-2133 Douglas Road, Burnaby  
Morteza Esmaeili, 2202-2289 Yukon Crescent, Burnaby

The following speakers appeared before Council in support or opposition to the proposed bylaw amendment:

Terry MacDonald, 4863 Brentlawn Drive, Burnaby, expressed concerns regarding the rezoning application - specifically the proposed location of the elementary school, increased traffic and the impacts of transportation infrastructure (Dawson Street connector and Holdom Overpass).

Ryan Boyd, 4913 Dawson Street, Burnaby, expressed concerns with construction traffic, the proposed location of the elementary school and the potential loss of walkability and related safety risks to pedestrians and park users.

Judy Lakos, 2289 Yukon Crescent, Burnaby, requested clarification on the anticipated completion date of each phase. Ms. Lakos shared concerns about increase in traffic and parking challenges as a result of new residents and increased density.

Monica Daws, 4728 Dawson Street, Burnaby expressed safety concerns about Lougheed commuters potentially using Beta and Dawson as side routes as there are no sidewalks to keep pedestrians and cars separated. Ms.Daws asked Council if and when additional community amenities (community centre) would be developed.

Salem Cherkaoui, 2501-2133 Douglas Road, Burnaby expressed concerns with increased traffic and a lack of public parking. Mr. Cherkaoui also shared concerns about loss of existing views for current residents in the area.

Paul Brittian, 2289 Yukon Crescent, Burnaby expressed concerns about the effectiveness of traffic calming methods to be used by the school and park location. Mr. Brittian encouraged Council to consider creative design features to decrease vehicle speed.

Stephen Soriano, 4888 Brentwood Drive, Burnaby, expressed concerns with construction traffic as other sites in the area are being developed simultaneously.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Rez. #13-20, Bylaw #13489 be terminated.

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 20, 2015 – BYLAW NO. 13490**

Rez. #14-10

4221 and 4227 Hastings Street

From: C8 Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, "Hastings and Carleton" prepared by Chandler Associates Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey mixed-use development, with commercial/retail at grade, and residential uses above.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in response to the proposed bylaw amendment.

OPPOSED:

Ray Kind, 209-4238 Albert Street, Burnaby

The following speakers appeared before Council in support or opposition to the proposed bylaw amendment:

Gina D'Angelo and Bryn Williams, 110 – 4238 Albert Street, Burnaby requested that a shade assessment be conducted to determine sun light loss to the courtyard and townhouse units. Ms. D'Angelo and Mr. Williams also requested a traffic impact assessment on the back alleyway to minimize/mitigate pedestrian and vehicle safety hazards.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Rez. #14-10, Bylaw #13490 be terminated.

CARRIED UNANIMOUSLY

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

MOVED BY COUNCILLOR JORDAN:

SECONDED BY COUNCILLOR VOLKOW:

THAT the matter of pedestrian and automobile safety in the laneway behind Albert Street be REFERRED to the Traffic Safety Committee.

CARRIED UNANIMOUSLY

**3) BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 21, 2015 – BYLAW NO. 13491**

Rez. #06-62

6500 and 6620 Hastings Street

From: CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District, Apartment Study Area C guidelines and in accordance with the development plan entitled, "Kensington Square Shopping Centre Renovation" prepared by Musson Cattell Mackey Partnership Inc.)

The purpose of the proposed zoning bylaw amendment is to permit exterior renovations to the existing Kensington Square Shopping Centre and reconfiguration of on-site parking.

The Advisory Planning Commission advised it tabled the zoning bylaw amendment to consider the issue of electric car charging stations.

There were no further submissions received regarding Rezoning #06-62, Bylaw No. 13491.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Rez. #06-62, Bylaw #13491 be terminated.

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 22, 2015 – BYLAW NO. 13492**

Rez. #15-03

8850 University Crescent

From: CD Comprehensive Development District (based on the P1le SFU Neighbourhood District and SFU Community Plan as guidelines)

To: Amended CD Comprehensive Development District (based on the P1le SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "UniverCity on Burnaby Mountain, Parcel 18, Burnaby, BC" prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high rise residential building adjoining a mid-rise residential building.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #15-03, Bylaw No. 13492.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Rez. #15-03, Bylaw #13492 be terminated.

CARRIED UNANIMOUSLY

**5) ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 23, 2015 – BYLAW NO. 13493**

Rez. #14-48

7765 North Fraser Way

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

To: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "7765 North Fraser Way, Burnaby B.C." prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant light industrial development in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #14-48, Bylaw No. 13493.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Rez. #14-48, Bylaw #13493 be terminated.

CARRIED UNANIMOUSLY

**6) BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 24, 2015 – BYLAW NO. 13494**

Rez. #14-49

8155 North Fraser Way

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

To: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "8155 North Fraser Way, Burnaby B.C." prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant light industrial development in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #14-49, Bylaw No. 13494.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Rez. #14-49, Bylaw #13494 be terminated.

CARRIED UNANIMOUSLY

**7) BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 25, 2015 - BYLAW NO. 13495**

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to regulate the location of payday loan and similar services.

The Advisory Planning Commission advised it supports the Text Amendment.

There were no further submissions received regarding Text Amendment, Bylaw No. 13495.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Zoning Text Amendment, Bylaw #13495 be terminated.

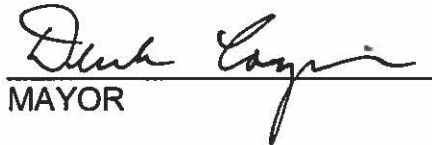
CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR VOLKOW:  
SECONDED BY COUNCILLOR CALINDINO:

THAT this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:17 p.m.

  
MAYOR

  
fn DEPUTY CITY CLERK