



PUBLIC HEARING MINUTES

Tuesday, August 25, 2020, 5:00 p.m.
Electronic Meeting

PRESENT: His Worship, Mayor Mike Hurley
Councillor Pietro Calendino (*participated electronically*)
Councillor Sav Dhaliwal
Councillor Dan Johnston (*participated electronically*)
Councillor Colleen Jordan (*participated electronically*)
Councillor Joe Keithley (*participated electronically*)
Councillor James Wang

STAFF: Mr. Dipak Dattani, Director Corporate Services
Mr. Ed Kozak, Director Planning & Building
Mr. Johannes Schumann, Assistant Director Planning & Building
Ms. Nikolina Vracar, Acting Deputy City Clerk
Ms. Monica Macdonald, Administrative Officer
Ms. Kathryn Matts, Administrative Officer
Ms. Ginger Arriola, Council Support Assistant

1. NOTICE

Notice of Public Hearing was given under Section 466 of the *Local Government Act*, and according to Ministerial Order No. M192/2020.

2. CALL TO ORDER

His Worship, Mayor Mike Hurley, called the Public Hearing to order at 5:12 p.m. and conducted the roll call.

His Worship, Mayor Mike Hurley, recognized the ancestral and unceded homelands of the hən̓q̓əmi̓ñəm̓ and Skwxwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this shared territory.

The Acting Deputy City Clerk reviewed the purpose of a public hearing and public participation instructions.

3. ZONING BYLAW AMENDMENTS

3.1 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2020 - Bylaw No. 14198

Rez. #19-17

7360 Kingsway

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential, C3 General Commercial, P6 Regional Institutional District guidelines, and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on C3 and C3i General Commercial District, Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "BCCS #7051 Burnaby Kings Crossing" prepared by the Liquor Distribution Branch)

Purpose: to permit a government cannabis store within an existing commercial retail unit (CRU)

Applicant: British Columbia Liquor Distribution Branch

One (1) online petition with (946) signatures (at 4:45 p.m.) was received in opposition to the proposed rezoning application.

258 letters were received in response to the proposed rezoning application:

1. Vivian Huang, #1107-7388 Kingsway, Burnaby
2. Ben Yik, #1107-7388 Kingsway, Burnaby
3. Kelly Lo, #2006-7303 Noble Lane, Burnaby
4. Zhaojie Wang, 6877 Burns Street, Burnaby
5. Lili Huang, #611-7388 Kingsway, Burnaby (*two submissions*)
6. Susanne So, #503-7358 Edmonds Street, Burnaby
7. Shu Ping Tang, #2808-7388 Kingsway, Burnaby
8. MingXi Tian, #2607-7388 Kingsway, Burnaby
9. Weina Jin, [REDACTED] (*two submissions*)
10. Steven Li Yupeng, [REDACTED]
11. Andy Zhou, #1710-7303 Noble Lane, Burnaby
12. [REDACTED]
13. Hong Su, #2011 7388 Kingsway, Burnaby
14. Qixin Lu, 7330 14th Avenue, Burnaby
15. Amy Lv, #2102-7388 Kingsway, Burnaby
16. Xiao (Alan) Huang, #2102-7388 Kingsway, Burnaby
17. Helen (Yoi-Lon) Yip, #1602-7388 Kingsway, Burnaby
18. Reysi Yu, #14-7458 Britton Street, Burnaby

19. Zhuo Xun (Josephine) He, #1511-7388 Kingsway, Burnaby
20. John Siu Chi Leung, #3103-7358 Edmonds Street, Burnaby
21. [REDACTED]
22. Angela Zhou, #2011-7358 Kingsway, Burnaby
23. Jianqiyi Qian, #1607-7358 Kingsway, Burnaby
24. Jiayu Huang, [REDACTED]
25. Jennifer Hou, #53-7088 17th Avenue, Burnaby
26. Xue Yang and Dongsheng Xiong, #38-7433 16th Street, Burnaby
27. Yi Xia and Charlene Kiang, #2801-7388 Kingsway, Burnaby
28. Margaret Yu, #1110-7388 Kingsway, Burnaby
29. Magdy Beshara, #405-7303 Noble Lane, Burnaby
30. Min Guo, #403-7358 Edmonds Street, Burnaby
31. Xiaofeng (Charles) Wang, #3-7458 Britton Street, Burnaby
32. Chengfu Yao, #2206-7063 Hall Avenue, Burnaby
33. Cindy Li, #1507-7358 Edmonds Street, Burnaby
34. Jie Ma, 7288 18th Avenue, Burnaby
35. Janice Jia, #202-6188 Patterson Avenue, Burnaby
36. Zhaojie Wang, #611-7388 Kingsway, Burnaby
37. Sophia Che, #313-7088 14th Avenue, Burnaby
38. Sandra Zhong, #1809-7090 Edmonds Street, Burnaby
39. Rachel Ho, 7454 17th Avenue, Burnaby
40. Alex Chung, 7454 17th Avenue, Burnaby
41. Jennifer Zhou, 6838 Burford Street, Burnaby
42. Matthew Chu, #410-7388 Kingsway, Burnaby
43. Lina Wu, 7947 19th Avenue, Burnaby
44. Tina Feng, #2201-7303 Noble Lane, Burnaby
45. Ying Zhang, 6009 Carson Street, Burnaby
46. Fiona-Fengyi Li, #2502-7090 Edmonds Street, Burnaby
47. [REDACTED]
48. Ann Gu, 7343 10th Avenue, Burnaby
49. Devin Ma, #2302-7303 Noble Lane, Burnaby
50. Carrie Xie, 7297 12th Avenue, Burnaby
51. Sunny Chen, #13-15399 Guildford Drive, Surrey
52. Chao-Lin Chen, #211-5211 Grimmer Street, Burnaby
53. Jin Guo, #1409-7388 Kingsway, Burnaby (*two submissions*)
54. Nina Yang, #207-7000 21st Avenue, Burnaby
55. Zhibang Liang, #2210-7303 Noble Lane, Burnaby
56. Joseph Chu, #410-7388 Kingsway, Burnaby
57. Yan Feng, #1708-7358 Edmonds Street, Burnaby
58. Katherine Nguyen-Fung, #38-7458 Britton Street, Burnaby
59. Zephyr Ji, #1811-7358 Edmonds Street, Burnaby
60. Jian Gu Xu, #43-7458 Britton Street, Burnaby

61. Dennis Wu, #2305-7388 Kingsway, Burnaby
62. Shi Hua Wu, #27-7458 Britton Street, Burnaby
63. Hui Ling Wang, #102-7000 21st Street, Burnaby
64. Sue-Fang Lu, #8356 17th Avenue, Burnaby
65. Jing Wang, #805-7388 Kingsway, Burnaby
66. Wen Jiao Li, #1711-7358 Edmonds Street, Burnaby (*two submissions*)
67. Azhar Huda, #3001-7358 Edmonds Street, Burnaby
68. Yelin Li, #708-7303 Noble Lane, Burnaby
69. Shaughn Chun Hong Leung, #908-7358 Edmonds Street, Burnaby
70. Xiang Zhou, #1903-7358 Edmonds Street, Burnaby
71. Gary Chow, #810-7388 Kingsway, Burnaby
72. Lin Dou, #6791 Elwell Street, Burnaby
73. Vaso Obradovic & Biljana Stanojevic, #3305-7358 Edmonds Street, Burnaby
74. Zhi-Hao Wang, #302-7533 Gilley Avenue, Burnaby
75. Sarah Hu, #1704-7388 Sandborne Avenue, Burnaby
76. Chun Rong Chen & Chen Hao Wu, #2906 7358 Edmonds Street, Burnaby
77. Pauly Yin Fung Yau, #2111-7388 Kingsway, Burnaby
78. Tai Lee Yung Fang, #2211-7388 Kingsway, Burnaby
79. Calvin Ng, #1903-7077 Beresford Street, Burnaby (*two submissions*)
80. Tianqi Jin, #2010-7303 Noble Lane, Burnaby
81. Amy Zhao & Simon Li, #7475 Elwell Street, Burnaby
82. Saprina Lung, #1902-7178 Collier Street, Burnaby
83. Sophia Liu, #6828 Gilley Avenue, Burnaby
84. Jeff Liu, 6828 Gilley Avenue, Burnaby
85. Shengqi Jian, #2010-7303 Noble Lane, Burnaby
86. Shing Chung Lung, #1902-7178 Collier Street, Burnaby
87. Ya Su Yu, #2807-7303 Noble Lane, Burnaby
88. Wei He, #104-5790 Patterson Avenue
89. Chak Kau So, #602-7388 Kingsway, Burnaby
90. Weili Bai, #1405-7388 Kingsway, Burnaby
91. Ken & Stella Tsui, 5634 Tyne Street, Vancouver
92. David & Connie So, #2202 & #1107-7358 Edmonds Street, Burnaby
93. Yuling Chen, #1505-7358 Edmonds Street, Burnaby
94. Yi Wen Shi, #1610-7303 Noble Lane, Burnaby
95. Suhong Li, 7155 10th Avenue, Burnaby
96. Xuehua Tian, #903-7325 Arcola Street, Burnaby
97. Ailan Xu, #99-6878 Southpoint Drive, Burnaby
98. Jonathan Kan, #1207-7358 Edmonds Street, Burnaby
99. Hui Ma, #65-8415 Cumberland Place, Burnaby
100. Kimberly Chen, #1909-7388 Kingsway, Burnaby
101. Mei Shao, #65-8415 Cumberland Place, Burnaby
102. Yun Yue, 6749 Hersham Avenue, Burnaby

103. Yi Huang, #1707-7303 Noble Lane, Burnaby
104. Brenda Tam, #2805-7388 Kingsway, Burnaby
105. Rosanna Yip, #708-7358 Edmonds Street, Burnaby
106. Siqiang (Frank) Liu, #2105 -7063 Hall Avenue, Burnaby
107. Shan Huang, 7466 Holly Street, Burnaby
108. Ru Li, 7466 Holly Street, Burnaby
109. Ling Chang, #2410-7388 Kingsway, Burnaby
110. Ling Chang & Christopher Kwok, #2202-7328 Arcola Street, Burnaby
111. Shawn Shao, 4827 Watling Street, Burnaby
112. Cindy Hu, #106-6888 Southpoint Drive, Burnaby
113. Luhua Zhang, #1405-7303 Noble Lane, Burnaby
114. Xiang Li, #1405-7303 Noble Lane, Burnaby
115. Jun Hsien Hsieh, #2302-7358 Edmonds Street, Burnaby
116. Jenny Yip, Kenneth Lau & Anthony Lau, 1351 Duthie Avenue, Burnaby
117. Suzanne Ting, #1203-7088 Salisbury Avenue, Burnaby
118. Tina Wong & Kam Wong, #1702-7388 Kingsway, Burnaby
119. Xiao Tong Zheng, Xian Ling He, & Bing Quan Zheng, #101-7168 Stride Avenue, Burnaby
120. Hong Bo Liu, #1610-7358 Edmonds Street, Burnaby
121. Ji Qi, #510-7388 Kingsway, Burnaby
122. Nadia Bernard, #302-5635 Patterson Avenue, Burnaby (*two submissions and online petition*)
123. Charlotte Yen, 4276 Imperial Street, Burnaby
124. Wen Yan Zhang, #1408-7063 Hall Avenue, Burnaby
125. Sherrill Massey, #205-7180 Linden Avenue, Burnaby
126. Qiaohui He, #1510-7388 Kingsway, Burnaby
127. Johnson Cheung, 7825 Allman Street, Burnaby
128. John Wang & Nina Fu, #2302-7388 Kingsway, Burnaby
129. Huey-Ping Chuang, #14-7458 Britton Street, Burnaby
130. Dar Wen (David) Chen, #1601-7388 Kingsway, Burnaby
131. Tingyu You, #2605-7358 Edmonds Street, Burnaby
132. Yaxin Gao, #2305-7303 Noble Lane, Burnaby
133. Shu Hui Liu, #38-6878 Southpoint Drive, Burnaby
134. Sandra Wong, #2105-7388 Kingsway, Burnaby
135. Jie Lu, #2005 & #2507-7303 Noble Lane, Burnaby
136. Yu San Hsieh, #1403-7303 Noble Lane, Burnaby
137. Yang Sheng Liu, #38-6878 Southpoint Drive, Burnaby
138. Wan-Hsin Hsiung, #2208-7303 Noble Lane, Burnaby (*two submissions*)
139. Tiffany Chen, 4052 Burke Street, Burnaby
140. Ho Yee Wong, #2306-7303 Noble Lane, Burnaby
141. [REDACTED]
142. [REDACTED]

143. Daniel Chang, #2310-7303 Noble Lane, Burnaby
144. Jeff & Emma Wong, #1208-7388 Kingsway, Burnaby
145. Billy Liu, #100-4555 Kingsway, Burnaby
146. Min Zhang, 7126 11th Avenue, Burnaby
147. Qianfei Lin & Aurelien Hospital, #402-6622 Southoaks Crescent, Burnaby
148. Kunyuan Lin & Fanghong Li, #805-6837 Station Hill Drive, Burnaby
149. Miao Zhen Cao, #23-7458 Britton Street, Burnaby
150. Lang Lang, #34-7458 Britton Street, Burnaby
151. Chun (Carrie) Zhu, #2203-7388 Kingsway, Burnaby
152. Kimberlee Ma, #1505-7358 Edmonds Street, Burnaby
153. Jingjia Wang, #2505-7388 Kingsway, Burnaby
154. [REDACTED]
155. Pengzhi Duan, #2705-7358 Edmonds Street, Burnaby
156. Zhibang Liang, #2210-7303 Noble Lane, Burnaby
157. Ziggy Hui, 6445 Arbroath Street, Burnaby
158. Wei Hong Chen, #2802-7388 Kingsway, Burnaby
159. Xiang Xin Zeng, #1108-7358 Edmonds Street, Burnaby
160. Tianran Che, #1203-7358 Edmonds Street, Burnaby
161. Olivia Xue, #2411-7388 Kingsway, Burnaby
162. Mu Yang, #3001-7388 Kingsway, Burnaby
163. [REDACTED]
164. Hyun Joo Kim #808-7303 Noble Lane, Burnaby
165. Tsui Ying Nancy Chen, #2108-7388 Kingsway, Burnaby (*four submissions*)
166. Guangdi Yang, 6468 Elwell Street, Burnaby
167. Lily Lin, #1102-7303 Noble Lane, Burnaby
168. Lifei Lily Li, #402 -7303 Noble Lane, Burnaby
169. Sharon (Si Man) Lo, #1802-7328 Arcola Street, Burnaby
170. Lip Choon Teh, #1706-6611 Southoaks Crescent, Burnaby
171. Faye Chan, #810-7388 Kingsway, Burnaby
172. Xiumin Yan, #811-7303 Noble Lane, Burnaby
173. Susanna Chun Wah Ma, 4645 Charlotte Court, Burnaby
174. Yonghe Yang, 6160 Ashworth Avenue, Burnaby
175. Xiaohong Zhou, #1706-6611 Southoaks Crescent, Burnaby
176. Calvin Jiang, #3012-7388 Kingsway, Burnaby
177. Qingquan Tan, #1202-7303 Noble Lane, Burnaby
178. Jianxin Zhu and Yuk Ming Zhu, #12-7433 16th Street, Burnaby
179. Aileen Han, *no address provided*
180. Clara Cheng, #906-7358 Edmonds Street, Burnaby
181. Sijun Wu, #2607-7108 Collier Street, Burnaby (*two submissions*)
182. Jacey Luo, 7418 Byrnepark Walk, Burnaby
183. Wan-Hsin Hsiung, #2208-7303 Noble Lane, Burnaby
184. Shengle Zhu, #1803-7325 Arcola Street, Burnaby

185. Jing Zhang, #1-6539 Elgin Avenue, Burnaby
186. Yung-Chung Chang, 5469 Elwyn Drive, Burnaby
187. [REDACTED]
188. Wing H.Y., #808-7388 Kingsway, Burnaby
189. Jenny Yan, 5813 Hardwick Street, Burnaby
190. Yolande Adora Fan, 5813 Hardwick Street, Burnaby
191. Limian Chen & Rufen Rao, 4052 Burke Street, Burnaby
192. Ryan Mckewon, 3383 Gilmore Avenue, Burnaby
193. Carrie Ka Lai Lam, 6362 Curtis Street, Burnaby
194. Tina Lin, 6492 Sperling Avenue, Burnaby
195. John Huo, *no address provided*
196. James Brander, *no address provided*
197. Jing Liao, *no address provided*
198. Junshan Yang, *no address provided*
199. Kim, *no address provided*
200. Remi Fan, *no address provided*
201. Aundre Lua, *no address provided*
202. Shelly Li, 5652 Patterson Avenue, Burnaby
203. Yuhang Wu, #7088- 18th Avenue, Burnaby
204. Carine, *no address provided*
205. Ha So, *no address provided*
206. Xinhua Wang, *no address provided*
207. Zhaozhi Zeng, *no address provided*
208. Bob T, 7358 Edmonds Street, Burnaby
209. Keeve, W.T. KWOK, *no address provided*
210. Mike Lu, #801-7388 Kingsway, Burnaby
211. James, *no address provided*
212. *No name provided*, #809-7388 Kingsway, Burnaby
213. Boxiong Xu, 6791 Elwell Street, Burnaby
214. Han Feng, #01-7388 Kingsway, Burnaby
215. Xiang Li, *no address provided*
216. Yin Zhou, *no address provided*
217. Vincent Dong, 7061 McKay Avenue, Burnaby
218. Chenyang Jiang, *no address provided*
219. Amanda Chen, 7358 Edmonds Street, Burnaby
220. Kitty Cheung, #1403-7388 Kingsway, Burnaby
221. Jennifer Wong, Britton Street, Burnaby
222. Ada Li, *no address provided*
223. Kai Lai Ho, *no address provided*
224. Monica Feng, 7388 Kingsway, Burnaby
225. Zhao Yi, #2702-7388 Kingsway, Burnaby
226. Su Hua Deng, 7388 Kingsway, Burnaby

227. Diana (Ying Tong) Deng, #3102-7388 Kingsway, Burnaby
228. Eve, *no address provided*
229. Lijuan Bu, #2510-7388 Kingsway, Burnaby
230. Feng Gu, 7388 Kingsway, Burnaby
231. Yun Deng, #2802-7303 Noble Lane, Burnaby
232. Wang Jun, 7388 Kingsway, Burnaby
233. Jinping Deng, 7388 Kingsway, Burnaby (*three submissions*)
234. Zhu Yun, 7388 Kingsway, Burnaby
235. Ying-Wan Cheung, *no address provided*
236. Fan Xu and Fang Liang, #701-7388 Kingsway, Burnaby
237. Chung Kun Yan & Mona Yan, #3101-7358 Edmonds Street, Burnaby
238. Qi Su, #1801-7303 Noble Lane, Burnaby
239. Nicholas Soo, *no address provided*
240. Jun Luo, 7388 Kingsway, Burnaby
241. Tiffany Luo, *no address provided*
242. Flora Dong, 6786 Village Green, Burnaby
243. Michelle Chao, 7360 Kingsway, Burnaby
244. Selina Feng, *no address provided*
245. [REDACTED] *no address provided*
246. Calvin, *no address provided*
247. Clifton S.F. Cheng, *no address provided*
248. Edward Fan, 9350 University High Street, Burnaby
249. [REDACTED] (*Minor*)
250. Guiling Sheng, 4888 Hazel Street, Burnaby
251. Luna Lu, *no address provided*
252. Tenants of Kings Crossing 3, Current Occupant #1102, Burnaby
253. Tenants of Kings Crossing 3, Current Occupant #1502, Burnaby
254. Tenants of Kings Crossing 3, Current Occupant #2802, Burnaby
255. Tenants of Kings Crossing 3, Current Occupant #1909, Burnaby
256. Jian Miao, Anton Kattan & Julie Kattan, #20F-6128 Patterson Avenue, Burnaby
257. Derek Leung, #3502-7358 Edmonds Street, Burnaby
258. Frank Nasner, 233 Robson Street, Vancouver

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Jie Ma, 7288 18th Avenue, Burnaby, spoke in opposition to the proposed rezoning. The speaker believed that the store would be too close to home, Kings Crossing towers, public library and other amenities. The speaker expressed concern regarding how easy it would be for minors to access the store.

Yi Xia, #2801-7388 Kingsway, Burnaby, spoke in opposition to the proposed rezoning expressing safety concerns, including: the activity in the neighbourhood which may result; drawing the wrong people, and health risk to women and the elderly.

Charter Lau, #104-5340 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning and stated that a cannabis store opened in New Westminster (on-line store open 24/7) and now cannabis users are living and working in that neighbourhood. The speaker expressed concern with exposing the neighbourhood to cannabis, as well as, the effect of the store on crime in the Edmonds area. The speaker is concerned about the location and would like Council to consider another neighbourhood.

Heather Leung, 7300 12th Avenue, Burnaby, spoke in opposition to the proposed rezoning, and expressed health and safety concerns for residents with the location of the cannabis store in the neighbourhood which is very close to five care homes and a library only is 100 metres away.

Frank Nasner, 322 Robson Street, Vancouver, spoke in opposition to the proposed rezoning regarding the location of the business in a residential building with no odor control. The speaker noted he is a new citizen and thinking of buying property near 7360 Kingsway; however, he has safety concerns regarding raising a family. The speaker noted that the store would be too close to the public library, the community centre, and public schools, and expressed concern that the building residents would be exposed to the product. The speaker believes that this location is a risk to the community and that the store would be better suited to a commercial neighbourhood.

Zhibang Liang, #2210-7303 Noble Lane, Burnaby, spoke in opposition to the opening of a cannabis store at this location. The speaker advised that the store would be less than 200 metres from public library, and very close to residential buildings so that residents would have to pass by the store as they conduct their daily lives. The speaker expressed concern regarding the Public Hearing process and believes it was unfair stating that, due to the pandemic, residents who do not live in Canada were unable to attend the hearing and that 10 days notification was insufficient. The speaker believed that the City should allocate more funding to help Burnaby hospital instead of opening a cannabis store at this time, and appealed to Council to reject the application.

David Chen, #1601-7388 Kingsway, Burnaby, building strata president, spoke in opposition to the opening of a cannabis store at this location advised that he has received many complaints from residents in the building against this proposal. The speaker advised that the location it is not a good fit for the area where many families with young children live.

Cedric Wong, 7388 Kingsway, Burnaby, spoke in opposition to the opening of a cannabis store close to residential neighbourhood. The speaker believes that there is already a high cannabis use in the Highgate area, there are a lot of young families in the area, and is opposed to a cannabis store at this location as it would not add any more value to the neighbourhood.

Sherrill Massey, #205-7810 Linden Avenue, Burnaby, Strata Council president in her building, spoke in opposition to the opening of a cannabis store at this location. The speaker advised that the area has many schools, a public library, and a community centre. Ms. Massey advised that the area is just starting to look refreshed and believed that this will take us backwards.

Kussam Doal - *technical difficulties – unable to receive comment. His Worship, Mayor Hurley, requested the Zoom participant to call in on the phone line.*

Weina Jin, [REDACTED] spoke in opposition to the opening of a cannabis store at this location - the bottom of a residential building and too close to the public library. The speaker noted that there would be no way to avoid walking by this store on the way to the library. The speaker expressed concerns regarding the negative effect of the store on teenagers and young adults, as well as an increase in area crime.

Hillean Mah and Iris Mah, 7358 Edmonds Street, Burnaby, spoke in opposition to the rezoning application, advising that the neighbourhood has many young families. The speakers expressed concern regarding the odor from the shop, the type of people that would be attracted to the area, as well as possible depreciation in their property value.

Christina Chung, #2903-7388 Kingsway, Burnaby, spoke in opposition to the rezoning application. The speaker expressed concern that the store is in a central area of the neighbourhood, location unsuitable for neighbourhood with parks and schools and library nearby, children can easily access the store.

Ling Li, 6845 Linden Avenue, Burnaby, spoke in opposition to the proposed rezoning. The speaker advised that a cannabis store is not appropriate in this highly populated area where there are care homes, public library, community centre, and schools. The speaker noted that there is a park nearby and expressed concern that it will be a place for people to consume cannabis, and increase cannabis exposure to children. Further, the speaker stated that property values will go down as people, particularly young families, will avoid purchasing property in the area of a cannabis store.

Richard Bond, #3401-7358 Edmonds Street, Burnaby, spoke in opposition to the proposed rezoning advising that the location is very close to a community centre, library, church, preschool, and schools. The speaker believe that this would not

be an appropriate location for a cannabis store which would be directly below a children's play area in the Kings Crossing courtyard.

John Wang, #2302-7388 Kingsway, Burnaby, spoke in opposition to the opening of a cannabis store at this location as it is too close to schools, library, and community centres. The speaker advised that his children participate in after school activities and would have to pass by the store as part of their daily lives in the community. The speaker believed that a cannabis store would put children at a huge risk and increase the risk of young people trying the product. The speaker reported that further consideration be given for another location.

Kimberly Chen, #1909-7388 Kingsway, Burnaby, spoke in opposition to the opening of a cannabis store at this location, and shared her concern for the health of people living in the area regarding exposure to cannabis vapour. The speaker advised she moved to the area because it was walking distance to the library, grocery store, and community centre. Ms. Chen noted that, with having the store so close to the Kings Crossing plaza, minors would be exposed to cannabis consumption. The speaker concluded that there are other more suitable locations.

Amber Keane, 7624 Sussex Avenue, Burnaby, spoke in support of the rezoning application and advised of a cannabis store's positive economic and safety impacts to the community, including: the store would create good, unionized jobs that would lift people out of poverty; as well as, improved community safety by getting cannabis out of hands of gangs and the black market. The speaker noted that the store would have trained accountable staff that would not sell to minors. A cannabis store would not be any less safe than a liquor store. Patrons would not be allowed to smoke in the store. The speaker added that she has two teenagers and has no concerns with the proposal.

Derek Leung, #3502-7358 Edmonds Street, Burnaby, spoke in opposition to the rezoning application. The speaker advised that he is the Strata Council President of Kings Crossing Tower 2 and, referring to comments on the building's Community Board, stated that most residents are opposed to the location of the cannabis store because of the proximity to the credit union, community centre, library, and park. The speaker believed that the store needs to be in a commercial area.

Lucia Silvestre, #12-7188 Edmonds Street, Burnaby, spoke in opposition to the rezoning application. The speaker advised that she has young children that walk to the park, Library and store, and does not want them exposed to the cannabis store. The speaker stated that a cannabis store is not same as a liquor store in that it brings suspicious activity into the area. The speaker stated that now, when you walk to the park, you can smell cannabis, and believed that there would be more of cannabis smoke if a store were to be opened in the area. The speaker

noted that there are health issues attached to the second hand smoke which would not be safe for her children. The speaker concluded by saying she was happy with the changes to the Edmond's area and hopeful for new shopping opportunities, but now also has concern for her property value.

Jin Guo, #1409-7388 Kingsway, Burnaby, spoke in opposition to the rezoning application advising that, although cannabis use is legal now, she is a new mother and would like the freedom to avoid cannabis. The speaker stated that the building play area is directly above the proposed location of the cannabis store.

Kari Michaels, #205-5520 Joyce Street, Vancouver, spoke in favour of the proposed rezoning. The speaker advised she is the Vice President BC Government Employees Union whose membership includes employees of the BC Liquor Distribution Branch and cannabis stores. The speaker stated that the operation of the stores is highly regulated, with professionally trained staff who are performing a legal function. The legalization for stores to sell cannabis is a significant public policy decision - it will provide access to people to purchase cannabis in a responsible and safe way, and unionized jobs would often be filled by residents in the community. The speaker advised that in a cannabis store patrons have to provide identification and access all products through staff.

Due to technical difficulties, without objection, Council recessed at 6:30 p.m.

The Public Hearing resumed at 6:41 p.m.

Christine Lieu, 3730 Noble Lane, Burnaby, advised she is opposed to the location of the cannabis store but not to the store itself. The speaker noted that there was a study done by RE/MAX Canada this year which found 65% people would not want to live by a cannabis store, and expressed concern that a store underneath a residential building would change the marketability of the properties. Most cannabis stores are close to commercial properties. The speaker also noted that it is heartwarming to hear children running around the parkway and playing in the park, and added that when the store is open people might stop bringing their kids to the area. Further, the speaker noted that the Edmonds area used to have a notorious reputation and Council has done a great job of developing it into a nice neighbourhood and worried about regressing backwards. The speaker noted that a different retail store would also provide jobs and contribute to the local economy.

Kevin Chuang, 7358 Edmonds Street, Burnaby, Vice President of his strata, advised he is opposed to the location of a cannabis store under a residential building and in an area with many young families and a nearby library, community centre, children's playground, and courtyard. The speaker also noted that there already is cannabis use in the area, and believes that opening a store

would result in even more use of the product. The speaker stated that the Edmonds area has had many changes and upgrades, is now an up and coming neighbourhood, and putting a cannabis store here now would not be a good way for to move forward.

FIPPA Sec. 22 (1) , Burnaby, spoke in opposition to the rezoning application. The speaker noted that the store location and timing are bad, and believes that opening a cannabis store here would be a high health and safety risk to residents, and the impact would result in permanent damage.

Emily Chang, 7303 Noble Lane, Burnaby, opposed to the proposed rezoning advising that the cannabis store would be right underneath the building's play area. The speaker shared her concern about having cannabis smoke on the street and in the building courtyard which would travel up into the play area.

Zephyr Ji, #1811-7358 Edmonds Street, Burnaby, opposed to the proposed rezoning advising that a cannabis store should be located in a commercial and not a residential area which has a library, community centre and schools nearby. The speaker believes that addicts would be attracted to the area and advised that there would be more (*cannabis*) smoke in the area. The speaker noted that there are many young children and seniors living in the area. The location of the cannabis store is not a good fit.

Yoi-Lon Yip, #1602-7388 Kingsway, Burnaby, spoke in opposition to the proposed rezoning and advised that there has been instances of armed robberies and targeted shootings at cannabis shops, and expressed safety concern for innocent bystanders around the businesses. The speaker advised that nearby there are sports fields and a community centre, and noted that she does not want her children smelling marijuana, being exposed to the business or having the products immediately available to them once they are of age. The speaker believed that a cannabis store will negatively affect property prices.

Ning Cheng, #709-7790 Edmonds Street, Burnaby, opposed to the proposed rezoning advising that a cannabis store does not belong in a residential area and should be in a commercial area. The speaker expressed concern for the health of residents, noting that the store will impact the air quality in the building, and will negatively impact their daily lives and property values.

**Councillor Dhaliwal left the meeting at 7:02 p.m. and returned at 7:04 p.m.*

Amanda Chen, #811-7358 Edmonds Street, Burnaby, opposed to the location of a cannabis store in her building. The speaker advised she is a new mother and is concern for the health of her child and other children living in the building, and stated that this area is not a great location for a cannabis store.

Jessie Chang, #1902-7388 Kingsway, Burnaby, spoke in opposition to the proposed rezoning expressing concern for the long term health risk, including major developmental damage of exposing under 25 year olds to cannabis. The speaker expressed concern regarding the accessibility of the product for young adults and possible lower property values.

Sophie Yu Ting Sun, *address inaudible*, spoke in opposition to the proposed rezoning advising that she is concerned about traffic pedestrian safety for children, as well as older people and young families living in the area. This area is very busy and opening this store will attract people from outside the area and make it even more crowded.

Kusam Doal, #125-1434 Croteau Court, Coquitlam, advised that she works in Burnaby and is in support of the proposed rezoning. The speaker noted that cannabis is now a legal substance, used by everyday people, and a public store is the best way to get the product safely to them. The speaker further advised that a cannabis store would be a big step towards removing the black market element, as well as create union jobs. The speaker stated she has three children and would not be concerned about having a government cannabis store in her area. Stores have mechanisms in place to ensure cannabis does not get into the hands of minors - doors are locked and you have to be buzzed in, public cannot see inside the store from the outside, all products are out of view inside and an employee must get the product for the purchaser. The speaker concluded by saying that there is a fear about the negative impact a store may have on property values but there is no research to back that up.

Christine Yin Yi Han, #19F-6128 Paterson Avenue, Burnaby, spoke in opposition to the proposed rezoning stating that a cannabis store would not just affect those living in area but others coming into the neighbourhood to use the amenities. The speaker advised she spends a lot of time in the area using the library and community centre, and added that there are many young families and seniors in the neighbourhood. The speaker noted that there are already people consuming more alcohol due to the impact of COVID-19 and is concerned about a similar increase in cannabis use. Ms. Han believes that a store in the area exposing young people to cannabis would increase the risk of their use.

Edward Huang, #407-7303 Noble Lane, Burnaby, spoke in opposition to the proposed rezoning, and advised that he feels that 7360 Kingsway, an area where families live, is not the correct location for a cannabis store. The speaker noted that the City has focused on improving the area and the lifestyle for residents has been improved with the new library, community centre, retail shops and other amenities. The area has maximized development. The speaker advised that bringing in a cannabis store will counter the City's efforts and will negatively impact the quality of life for the local residents. A more appropriate location would

be in a commercial area. The speaker concluded by saying that you cannot control what happens once the product leaves the store and he feels that patrons will use cannabis in the area.

Eva Wu, 7588 13th Street, Burnaby, spoke in opposition to the proposed rezoning and believes that the cannabis store in this location would be too close to the Tommy Douglas Library and expressed concern that it would be located in a community of young families.

[REDACTED] Burnaby, spoke in opposition to the proposed rezoning, and the location of a cannabis store at Kings Crossing close to the library and other public amenities. The speaker expressed concerns regarding controlling the use of cannabis and exposing area residents to cannabis.

Name Inaudible, address inaudible, Burnaby, spoke in opposition to the proposed location of a cannabis store at Kings Crossing. *Due to poor sound quality the secretary could not hear the comment inaudible.*

Peter Hou, #1708-7303 Noble Lane, Burnaby, spoke in opposition to the proposed rezoning application and location of a cannabis store under a residential building, in a densely populated area and surrounded by many public amenities. The speaker expressed concern regarding addiction associated with cannabis use and the health impact of second hand smoke on the residents.

Ashley Kim, #808-7303 Noble Lane, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that there are four towers in Kings Crossing with over 800 units, and expressed concern with the proximity of the store to the residents. The speaker noted that smoke could go anywhere and worried the residents would smell cannabis; as well the residents would have no control over the behaviour of the people visiting the store which they would have to put up with. There are already cannabis smokers in the building which the residents must tolerate, and the speaker believed that a store in the building would increase the smoking issue.

Zhibang Liang, #2210-7303 Noble Lane, Burnaby, spoke for a second time in opposition to the proposed rezoning noting that most people in the area are opposed. The speaker believes that if a store opened here, there would be a long line up along a narrow pathway causing a disturbance to residents, especially to seniors.

Lan Wang, address inaudible, Burnaby, spoke opposed to the proposed rezoning. The speaker advised that, while cannabis is legal in Canada, she does not want her children exposed to cannabis. This is a high density residential area and is not a good location for a cannabis store. *Due to poor sound quality the secretary could not record all of the speaker's comment.*

Yi Li and Zheng Wang, *no address provided*, Burnaby, spoke in opposition to the proposed rezoning. The speakers believes that the freedom of people, and those who do not wish to smell cannabis smoke, needs to be protected. The speaker also believes that a cannabis store should not operate in a residential area.

Sharon Lo, #1802-7328 Arcola Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker worried that, having a cannabis store at this location, will increase this problem for people with helath problems, as she believes this it will result in an increase in the use of cannabis in their area, and there could be no control over the use of cannabis in the area.

Marcel Marsolais, 8087 14th Avenue, Burnaby, spoke in support of the proposed rezoning. The speaker believes that a cannabis store will not cause any harm, and it will increase land values. The speaker suggested that those concerned visit a cannabis store to see how well regulated it is, and noted that the product is more regulated than alcohol. The speaker also feels that a cannabis store would create employment and revenue for the area.

Yi Li, *no address provided*, Burnaby, spoke for a second time in opposition to the rezoning and believes that, while the store will be government regulated, there are health concerns associated with cannabis use, and addiction to cigarettes, alcohol and other substances, and expressed concern for public health.

Ming Chen, 7088 18th Avenue, Burnaby, spoke in opposition to the rezoning and shared concerns regarding the negative health and safety impacts of opening a cannabis store on residents living in the area, such as an increase in second hand (*cannabis*) smoke and crime. The speaker believes that the Edmonds area is developing very fast would like the store to open up in another area which would not expose second hand smoke as many people.

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #19-17, Bylaw No. 14198 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2020 - Bylaw No. 14199

Rez. #19-16

#1 - 4429 Kingsway

From: C3 General Commercial District

To: CD Comprehensive Development District (based on C3 and C3i General Commercial District and in accordance with the development plan entitled "BCCS #7049 Burnaby Old Orchard" prepared by the Liquor Distribution Branch)

Purpose: to permit a government cannabis store within an existing commercial retail unit (CRU)

Applicant: British Columbia Liquor Distribution Branch

**Councillor Dhaliwal left the meeting at 8:06 p.m. and returned at 8:08 p.m.*

One (1) petition with (84) signatures was received in opposition to the proposed rezoning application.

154 letters were received in response to the proposed rezoning application:

1. Ivan Dolzhenkov, [REDACTED]
2. Miranda Tse, #1604-4390 Grange Street, Burnaby
3. [REDACTED]
4. [REDACTED]
5. [REDACTED] (two submissions)
6. Ann Gu, 7343 10th Avenue, Burnaby
7. Erin Wang, 4868 Bond Street, Burnaby
8. Mickey Qin, #2202-4900 Lennox Lane, Burnaby
9. Xingwei Lu, 4781 Victory Street, Burnaby
10. Gracec Guo, 7285 Stride Avenue, Burnaby
11. Louisa Feng, #208-4951 Sanders Street, Burnaby
12. [REDACTED]
13. Xiao Feng, 4530 Ellerton Court, Burnaby
14. Xian Feng Liang, #2506-6098 Station Street, Burnaby
15. Chih Hsin Lee, 6049 Rumble Street, Burnaby
16. Shelly Li, 5652 Patterson Avenue, Burnaby
17. Tracy Leung, #101-7001 Royal Oak Avenue, Burnaby
18. [REDACTED]
19. [REDACTED]
20. Guorong Gu, #906-6098 Station Street, Burnaby
21. Zhi-Hao Wang, #302-7533 Gilley Avenue, Burnaby

22. Wei Yuan, #1507-6088 Willingdon Avenue, Burnaby
23. Cheng Chen, #3206-6658 Dow Avenue, Burnaby
24. Fo Qiao Yuan, #1507-6088 Willingdon Avenue, Burnaby
25. Na (Tina) Qu, 5270 Schou Street, Burnaby
26. [REDACTED] (two submissions)
27. [REDACTED]
28. Yingchun Peng, #81-6878 Southpoint Drive, Burnaby
29. Yi Xia, #2801-7388 Kingsway, Burnaby
30. Azhar Huda, #3001-7358 Edmonds Street, Burnaby
31. Boxiong Xu, #2503-6088 Willingdon Avenue, Burnaby
32. Ke Jia, #502-4603 Hazel Street, Burnaby
33. Ying Irene Yang, #1703-6098 Station Street, Burnaby
34. Jessie Zhou, #10-5400 Patterson Avenue, Burnaby
35. Wenjun Yang, #605-5833 Wilson Avenue, Burnaby
36. Hong Si, #605-5833 Wilson Avenue, Burnaby
37. Shawn Shao, 4827 Watling Street, Burnaby
38. Henry Chiu, #2101-5833 Wilson Avenue
39. Elayne Wong, 4518 Grassmere Street, Burnaby
40. Tang Thomas Qi, #805-7077 Beresford Street, Burnaby
41. Rebecca Yang, #1601-6088 Willingdon Avenue, Burnaby
42. Lily Qui, #1601-5833 Wilson Avenue, Burnaby
43. Shelley Zhao, 4346 Wildwood Crescent, Burnaby
44. Johnny Zhao, 4346 Wildwood Crescent, Burnaby
45. [REDACTED]
46. Ailan Xu, #99-6878 Southpoint Drive, Burnaby
47. Chaowen (Amy) Fang, #102-5568 Barker Avenue, Burnaby (two submissions)
48. Yun Yue, 6749 Hersham Avenue, Burnaby
49. Shu Hui Liu, #38-6878 Southpoint Drive, Burnaby
50. Hui Ma, #65-8415 Cumberland Place, Burnaby
51. Min Zhang, Margaret Zhang, Alex Stioapon, Yanfang Wang, Shucong Ni, Tao Zhang & Cherry Zhang, 7126 11th Avenue, Burnaby
52. Charlotte Yen, 4276 Imperial Street, Burnaby
53. Joan Chen, #1804-7368 Sandborne Avenue, Burnaby
54. Kai (Kate) He, #1206-5645 Barker Avenue, Burnaby
55. Nadia Bernard, #302-5635 Patterson Avenue, Burnaby
56. Wei Yang Guo & Wei Yang, #206 6031 Wilson Avenue, Burnaby
57. Lucine Lu, #607-5645 Barker Avenue, Burnaby,
58. Vincent Shu Chung Li, #205-4603 Hazel Street, Burnaby
59. Ken Pett, #402-6152 Kathleen Avenue, Burnaby
60. Yang-Sheng Liu, #38-6878 Southpoint Drive, Burnaby
61. [REDACTED]
62. Yannan Qin & Kai Sun, 4221 Gilpin Crescent, Burnaby

63. Stephen Liu, #4010-4670 Assembly Way, Burnaby
64. Tom Zhou, 4167 Price Crescent, Burnaby
65. Maggie Zhang, 4107 Hazelwood Crescent, Burnaby
66. Lucy Jiao, #604-5833 Wilson Avenue, Burnaby
67. Ray Okuchi, #107-4155 Central Boulevard, Burnaby
68. Leona Fung, 6530 Gilley Avenue, Burnaby
69. Keeve W. T. Kwok, 7480 Petts Road, Richmond
70. Kevin Shen, [REDACTED]
71. Shelly Zhao, [REDACTED]
72. Flora Wang, 4888 Hazel Street, Burnaby
73. [REDACTED]
74. Yingzi Zhang, 4563 Burke Street, Burnaby
75. Rong Qi, #204-4625 Grange Street, Burnaby
76. Ping Yin, #204-4625 Grange Street, Burnaby
77. Xin Yi Chen, 6218 Patterson Avenue, Burnaby
78. [REDACTED]
79. Yunji Winnie Lian, 5630 Elsom Avenue, Burnaby
80. Aileen Han (Xiu Yun Han), #1805-6098 Kingsway, Burnaby (*two submissions and one petition*)
81. Maggie Chen, 4155 Price Crescent, Burnaby
82. Sarah Li, 6957 Cunningham Court, Burnaby
83. Ruijiao Shi, #103-4798 Hazel Street, Burnaby
84. Wing Kong, [REDACTED]
85. Fan Chen, #103-4798 Hazel Street, Burnaby
86. [REDACTED]
87. Yao Fu, #1503-4603 Hazel Street, Burnaby
88. Marilyn Chen, #405-5833 Wilson Avenue, Burnaby
89. Anne Lee, 4155 Sardis Street, Burnaby
90. Hong Zhang, 7275 Salisbury Avenue, Burnaby
91. Tracy Wu, 5287 Barker Avenue, Burnaby
92. Jing Zhang, #1-6539 Elgin Avenue, Burnaby
93. Chih-Chung Wuo (Kirk Wuo), #1704-6540 Burlington Avenue, Burnaby
94. Charter Lau, #104-5340 Hastings Street, Burnaby
95. Yung Chung Chang, 5469 Elwyn Drive, Burnaby
96. ChiLin Liu (Michael Liu), #801-7388 Kingsway, Burnaby
97. Jenny Yan, 5813 Hardwick Street, Burnaby
98. Yolande Adora Fan, 5813 Hardwick Street, Burnaby
99. Limian Chen & Rufen Rao, 4052 Burke Street, Burnaby
100. Ryan McKewon, 3383 Gilmore Avenue, Burnaby
101. Susanna Chun Wah Ma, 4645 Charlotte Court, Burnaby
102. Carrie Lam, 6362 Curtis Street, Burnaby
103. Tina Li, 6492 Sperling Avenue, Burnaby

104. Chaofang Ni, *no address provided*
105. Janice Jia, 6188 Patterson Avenue, Burnaby
106. Wendy Wu, 6588 Nelson Avenue, Burnaby
107. Yingying Liang, 4505 Hazel Street, Burnaby
108. Yi Jun, *no address provided*
109. Junshan Yang, *no address provided*
110. Chao-Lin Chen, #211-5211 Grimmer Street, Burnaby
111. Ceci, *no address provided*
112. Angel, *no address provided*
113. Katherine Deng, 6629 Acacia Avenue, Burnaby
114. Joy, *no address provided*
115. Angel Yang, *no address provided*
116. [REDACTED]
117. Marco He, 5652 Patterson Avenue, Burnaby
118. David Qu, *no address provided*
119. Larry Xu, *no address provided*
120. Amy Lee, *no address provided*
121. Rebecca Leung, 7063 McKay Avenue, Burnaby
122. Carol Li, *no address provided*
123. Xinhua Wang, *no address provided*
124. Yiqian Liu, *no address provided (two submissions)*
125. Wing H.Y. Wong, #808-7388 Kingsway, Burnaby
126. Yin Zhou, *no address provided*
127. Vincent Dong, 7061 McKay Avenue, Burnaby
128. Kimberly Thompson-Suzuki, *no address provided*
129. Jianlong Wu, 4612 Bond Street, Burnaby
130. Christine Chan, *no address provided*
131. Kang Xiao, 6128 Patterson Avenue, Burnaby
132. Dawn Hou, 6070 McMurray Avenue, Burnaby
133. Ruixiang Zhang, *no address provided*
134. Min Wei, *no address provided*
135. [REDACTED]
136. Karmen Lee, 4106 Gilpin Crescent, Burnaby
137. Selina Feng, *no address provided*
138. Dabao Zhang, 5790 Patterson Avenue, Burnaby
139. Mei Shao, #65-8415 Cumberland Place, Burnaby
140. [REDACTED]
141. Calvin, *no address provided*
142. Calvin S.F. Cheng, *no address provided*
143. [REDACTED]
144. Edward Fan, 9350 University High Street, Burnaby
145. Guiling Sheng, 4888 Hazel Street, Burnaby

146. Luna Lu, *no address provided*
147. Alice Chen, 5695 Chaffey Avenue, Burnaby
148. Yang Yu, 5833 Wilson Avenue, Burnaby
149. LiMing (Nicholas) Yu, 5833 Wilson Avenue, Burnaby
150. Young Shen, 5695 Chaffey Avenue, Burnaby
151. John Vinod, *no address provided*
152. [REDACTED] (MINOR)
153. Lily Ruan, *no address provided*
154. [REDACTED]

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Jamie Ong, *address inaudible*, spoke in opposition to the rezoning application. *Due to the poor sound quality, His Worship, Mayor Hurley requested speakers to call via teleconference.*

**Councillor Jordan left the meeting at 8:15 p.m. and returned at 8:16 p.m.*

Name inaudible, #205-5520 Joyce Street, Vancouver, spoke in support of the proposed rezoning. The speaker believes that public cannabis stores are a safe, reliable way of providing cannabis products to the public; as well as providing unionized jobs with good benefits and pensions which contributes to the local economy.

Charter Lau, #104-5340 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker expressed health and safety concerns regarding the rising numbers of cannabis use, and substance abuse and addiction among young people. The speaker believes that a store in a residential neighbourhood would increase young people's exposure to cannabis more than if the store was located in a commercial area.

Name inaudible, *address inaudible*, Burnaby, spoke in opposition to the proposed rezoning and expressed concern for the health of young people and use of cannabis, as well as the extra pressure on law enforcement that will result. *Due poor sound quality, the secretary could not record the speaker's full comment.*

Cathy Dao, *address inaudible*, spoke in opposition to the proposed rezoning and advised wants her children in a happy and safe environment. The speaker noted that there is a community college and recreation centre nearby and shared concern for their easy access to cannabis products.

Name inaudible, *address inaudible*, spoke in support of the proposed rezoning advising that there are a lot of misconceptions around cannabis use. The speaker stated that she is a member of the BCGEU and noted the benefits of union jobs to employees. The speaker believes that the cannabis store would be

a benefit to the community by supplying unionized jobs which will in turn support the local economy.

Yingzi Zhang, 4563 Burke Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker agrees that the stores provide good jobs but shared concerns regarding second hand smoke on residents' health, addiction issues, and the effects of these on the community. This is a densely populated area, and many young families and seniors will be negatively impacted with a store in the Mall.

Yao Fu, #1503-4603 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning and the location of a cannabis store so close to a school, library, and park and playground. The speaker shared concerns about exposing young people to cannabis, as well as the health risk for seniors exposed to the second hand smoke. The speaker believes that as a result of the negative impacts arising from the opening of a cannabis store (such as increased traffic jams leading to accidents), some people will move away and others would be discouraged from moving into the area.

Christine Yin Yi Han, #19F-6128 Paterson Avenue, Burnaby, spoke in opposition to the proposed rezoning expressing safety concerns for residents living in the area, as well as the negative effects on businesses. The speaker noted that there are a lot of people smoking cannabis already and she doesn't feel safe. The speaker advised that there are many elementary schools close by, and as a parent wants to keep children safe and help them make good choices, and does not want a cannabis store close to them. The speaker believes that the City needs to build a healthier future for all residents and a cannabis store in the area would not do that.

█ spoke in opposition to this rezoning application as the area is densely populated with many families and includes a library, school, and park and playground. The speaker expressed concern that the store would be attractive to children and teenagers, and believes that the crime rate in the area would increase. The speaker noted that children and seniors are the most vulnerable. The speaker believes that young families and immigrants would not choose Metrotown as a location to live and therefore this would have a negative impact on the economic development in the area.

Mickey Qin, #2202-4900 Lennox Lane, Burnaby, spoke in opposition to this rezoning application. *Due to poor sound quality, His Worship, Mayor Hurley, requested the speaker call in using the telephone line.*

█ spoke in opposition to the rezoning application. The speaker advised that many children, teenagers and

seniors live in the area, and shared concern regarding exposure to second hand smoke and accessibility to cannabis products. The speaker noted that many of her neighbours are concerned with a store in this area where there are a lot of high-rises, a library and schools nearby.

Peng Zhang, #2306-5883 Parker Avenue, Burnaby, spoke in opposition to the rezoning applicaiton. The speaker believed that this location is not good for a cannabis store – it is a high traffic area and within walking distance to three schools. Families do their best at keeping their kids from harmful influences and noted that cannabis is harmful to brain development. The speaker shared concern that a store in this location would tempt youth to try the product, and stated that the store should be located in a remote area away from families.

Lin Chang, *address inaudible*, Burnaby, spoke in opposition to the proposed rezoning and opening a cannabis store in this high density area and believed that the store should be located in a commercial area. The speaker expressed concern regarding the worsening air quality which would be made even worse with smoke from cannabis users.

Tracey Law, #1-4429 Kingsway, Burnaby, spoke in opposition to the proposed rezoning and noted that nothing is more important than their family and shared her concern regarding exposing them to a cannabis store.

May Han, #305-5652 Patterson Avenue, Burnaby, spoke in opposition to the proposed rezoning and a cannabis store located near Chaffey-Burke Elementary School, library, park and playground. The speaker expressing concern regarding the negative impact the store would have on the area, and noted that there is enough trouble already in Central Park.

Gerry Wu, 4980 Grafton Street, Burnaby, spoke in opposition to the rezoning application. The speaker advised that he often walk by the Old Orchard Shopping Centre with his children to the library and park, and if a store opened there he would avoid that area.

Yu Zhu, 4563 Burke Street, Burnaby, spoke in opposition to the proposed rezoning, and advised that he often walks with his children to the Old Orchard Shopping Centre and he doesn't want kids near to the store. The speaker believes marijuana use by a family member has a negative impact on the whole family.

Shelley Zhao, 4346 Wildwood Crescent, Burnaby, spoke in opposition to the proposed rezoning expressing concern for the safety and health of students at Chaffey-Burke school which is very close to Old Orchard Shopping Centre. The speaker advised that some people already smoke marijuana in Old Orchard Park, which is often used for after school programs for children, and worried that with a cannabis store in the mall, even more people would smoke in the park.

The speaker expressed concern for children with allergies, and spoke about the long term effects on a young developing brain.

Lewis Zhou, 4043 Forest Street, Burnaby - *due to poor sound quality His Worship, Mayor Hurley asked the speaker to call using the telephone line.*

Rong Qi, #204-4625 Grange Street, Burnaby, spoke in opposition to the proposed rezoning and believes that a cannabis store in this location does not fit with the community, which would be too near Marlborough and Chaffey-Burke Elementary Schools, Metrotown Mall, a library, and Central Park. The speaker noted that the community is full of young families and voiced concern about the negative health impact on children and seniors.

█ spoke in opposition to the proposed rezoning stating that opening a cannabis store at this location would not be a good idea. The speaker believes that addiction to cannabis is a real problem and is concerned about having a store in the middle of a thriving community.

**Councillor Wang left the meeting at 9:18 p.m. and returned at 9:21 p.m.*

█ - *due to poor sound quality His Worship, Mayor Hurley asked the speaker to call using the telephone line.*

Tommy Ho, 5133 Watling Street, Burnaby, spoke in opposition to the proposed rezoning and believes that a cannabis store in the area would be detrimental to the community, and expressed particular concern for the health and safety of young people.

Louie inaudible, 4043 Forest Street, Burnaby, spoke in opposition to the proposed rezoning and stated concerns about people in the community getting COVID-19, and believes that the residents should not also have to worry about the negative impacts of a cannabis store in the mall. The speaker believes that the opening of the store would negatively impact seniors and children, who are the most vulnerable. The speaker also expressed concern regarding the demand on RCMP resources. (*Sound quality poor and speaker was inaudible at times.*)

Mickey Qin, #2202-4900 Lennox Lane, Burnaby, spoke for a second time in opposition to the proposed rezoning and believes that the cannabis store would be too close to a recreation centre and park frequented by seniors and children. The speaker stated that she did not want any child exposed to the second hand smoke of cannabis or to grow up around the dangers of cannabis use.

█ Burnaby, spoke for a second time in opposition to the proposed rezoning. The speaker expressed concern regarding the addiction of cannabis and its negative side effects, and believes that the store should not be located in residential area with families, close to the

library and schools. The speaker believes that a Cannabis store belonged in a commercial area.

Name inaudible, address inaudible, Burnaby, spoke in opposition to the proposed rezoning. The speaker noted the number of schools, community centre and other facilities used by families, and expressed concern regarding the exposure of children to the cannabis store.

Jenny Wu, 4808 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning as the store would be too close to schools and library. The speaker expressed concern regarding more accidents (there is already a liquor store at this location), and stated that she wanted to be able to breathe fresh air and not cannabis smoke. The speaker believes that cannabis second hand smoke is not good for children, who play in the area, and seniors.

**His Worship, Mayor Hurley, left the meeting at 9:34 p.m. and returned at 9:36 p.m.*

Fan Yang, 6588 Nelson Avenue, Burnaby, spoke in opposition to the proposed rezoning and noted that there are new residential buildings with young families. The speaker expressed concern for the health and safety of young people, and the increase risk of them having access to the drug.

Catherine Qiao, 6198 Highgate Avenue, Burnaby, spoke in opposition to the proposed rezoning. *Due to poor sound quality His Worship, Mayor Hurley, requested the speaker call back on the phone line.*

Charter Lau, #104-5340 Hastings Street, Burnaby, spoke for a second time in opposition to the proposed rezoning and believes that not opening a store in the mall, would not result in any loss of jobs.

Qu Yun Han, *address inaudible*, Burnaby, spoke in opposition to the proposed rezoning as the store would be too close to Chaffey-Burke Elementary School, library, Old Orchard Park, and other facilities used by children and seniors. The speaker expressed concern regarding children's exposure to a cannabis store in the neighbourhood.

Steven Liu, #4010-4670 Assembly Way, Burnaby, spoke in opposition to the proposed rezoning and the location of a cannabis close to Chaffey-Burke Elementary School, park, and other facilities used by the community.

Catherine Chow, 6198 Patterson Avenue, Burnaby, spoke in opposition to the proposed rezoning stating that a cannabis store is not a good fit for this location, and shared her concern that the store would be too close to Chaffey-Burke Elementary School and Old Orchard Park. The speaker believes that drivers' behavior would be made worse by cannabis use, and expressed her concern for the safety of the children in the area.

Jessie inaudible, *address inaudible*, Burnaby, spoke in opposition to the proposed rezoning and opening a cannabis store in Old Orchard Shopping Centre because it would be too close to public facilities such as schools, community centre, library and two parks. The speaker expressed concern regarding traffic safety and the negative impact a store in the area would have on drivers' behaviour.

Name inaudible, *address inaudible*, Burnaby, spoke in opposition to the proposed rezoning as the store would be too close to Chaffey-Burke Elementary School and Old Orchard Park, and in a high density area (with many children and seniors) with high traffic volume. The speaker stated she did not want her children exposed to people smoking cannabis. The speaker also noted that Central Park is nearby, and expressed concern regarding increasing crime around the park., which she believed would worsen if a cannabis store opened in the mall.

Shelley Zhao, 4346 Wildwood Crescent, Burnaby, spoke for a second time opposed to the proposed rezoning and expressed concern regarding traffic safety in the area. The speaker worries that cannabis users may drive after consuming the drug, and believes there would be more traffic accidents as a result.

█ spoke for a second time in opposition to the proposed rezoning. The speaker noted that only three people have spoken in favor, and inquired whether the people who haven't spoken would be considered in favour of the rezoning application.

Alisa via Zoom - *no answer*

Yao Fu, #1503-4603 Hazel Street, Burnaby - *due to poor sound quality His Worship, Mayor Hurley, requested the speaker call back on the phone line.*

Alisa - *the Clerk attempted to connect a second time with the speaker via Zoom.*

█ spoke for a second time in opposition to the proposed rezoning. The speaker referred to research regarding the negative health impact of second hand smoke on people. *Due to poor sound quality not all of the speaker's comments could be recorded.*

Apple Liu, #4010-4670 Assembly Way, Burnaby, spoke in opposition to the proposed rezoning. The speaker believes that the cannabis store would be too close to Chaffey-Burke Elementary School, a senior centre and Central Park.

█ spoke in opposition to the proposed rezoning. The speaker believes that the store would have the following impacts: cause bad behaviour among store patrons; devalue surrounding

properties; and, draw many random strangers into the neighbourhood which potentially could lead to an increase in crime.

Alisa - the Clerk attempted to connect a third time with the speaker via Zoom and asked she call through the telephone line.

Zheng Wang, no address provided, Burnaby, spoke in opposition to the proposed rezoning. The speaker expressed concern for the health and safety of users of cannabis, and of society.

[REDACTED] spoke for a third time in opposition to the rezoning. The speaker referred to research in 2019 showing that prices in government operated cannabis stores are higher than those in illegal stores, and with the cost of rent in the Metrotown area, believed that the government stores will lose money and cost the taxpayers more.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT the Public Hearing be extended past 10:30 p.m.

CARRIED UNANIMOUSLY

Xingwei Lu, 4781 Victory Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker advised her children attend Chaffey-Burke Elementary School (with over 500 students) and is concerned for the health and safety of the children with having a cannabis store in the neighbourhood.

Hsing Pei Lien no answer

Julie Liu, inaudible address, Burnaby - due to the poor sound quality, His Worship, Mayor Hurley, requested the speaker call using the teleconference.

Name Inaudible, address inaudible Burnaby, spoke in opposition to the proposed rezoning. The speaker believes that it would be inappropriate to open a cannabis store so close to Chaffey-Burke Elementary School and in a densely populated area of Burnaby. Due to poor sound quality additional comment was not clear.

Name Inaudible, #1805-4888 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker believes that opening a cannabis store near schools and parks would be unsafe for young children.

Winson Xiao, inaudible address Carson Street, Burnaby spoke in opposition to the proposed rezoning. The speaker believes that there is a shortage of police officers in the City, and that there is an association between cannabis use and violence in the community.

Shelley Zhao, 4346 Wildwood Crescent, Burnaby, spoke for the third time in opposition to the proposed rezoning and believes, that the City should listen to residents and not allow a cannabis store to open in the area.

Julie Liu, *address inaudible*, Burnaby, spoke via the teleconference (*second attempt*) in opposition to the rezoning. *Due to the poor sound quality, the secretary was unable to record her comment.*

Name inaudible, *address inaudible*, Burnaby, spoke in opposition to the proposed rezoning. The speaker stated that she can often smell marijuana around Chaffey-Burke Elementary and Marlborough Elementary schools and believes that there would be an increase in use if a store opened in the Old Orchard Shopping Centre. The speaker advised that she does not her children smelling marijuana and being exposed to a cannabis store.

Zheng Wang, *no address provided*, Burnaby, spoke for the second time in opposition to the proposed rezoning, and believes that a cannabis store should be located outside the City out of easy reach of young people.

Amy Yan, 4371 Iris Street, Burnaby, spoke in opposition to the proposed rezoning. The speaker expressed concern that a cannabis store would be allowed to open so close to an elementary school.

Name inaudible Chong, *address inaudible*, Burnaby, spoke in opposition to the proposed rezoning. The speaker advised the store would be walking distance from an elementary school and expressed concern regarding accessibility and exposure to cannabis products.

Name inaudible, *address inaudible*, Burnaby, spoke in opposition to the rezoning. *Due to the poor sound quality, the secretary was unable to record the speaker's comment.*

Steven Liu, #4010-4670 Assembly Way, Burnaby, spoke for the second time in opposition to the proposed rezoning and advised that many people in the area are opposed, and inquired regarding the reason for choosing this location.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #19-16, Bylaw No. 14199 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2020 - Bylaw No. 14200

Rez. #19-24

Unit B - 6681 MacPherson Avenue

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on C4 and C4f Service Commercial District, and in accordance with the development plan entitled "Proposed Rezoning: Liquor Primary Application - Unit B, 6681 MacPherson Ave, Burnaby" prepared by Vancouver Drafting)

Purpose: to permit the subject karaoke box room to operate as a liquor primary license establishment

Applicant: Van Land Use Consulting

One (1) petition with 116 signatures was received in support to the proposed rezoning application.

One (1) letter was received in response to the proposed rezoning application:

1. Joseph Van Vilet, 6681 MacPherson Avenue, Burnaby

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-24, Bylaw No. 14200 be terminated.

CARRIED UNANIMOUSLY

3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2020 - Bylaw No. 14201

Rez. #16-39

7532, 7544, 7556, 7568 and 7580 Bevan Street, 6199 Marine Drive, 6335, 6375, 6423, 6453 and 6489 Fifteenth Avenue and portions of 7514 Bevan Street, 6370, 6380, 6428, 6448 and 6488 Stride Avenue, and 6229 and 6253 Marine Drive

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A of the report

Purpose: to establish development guidelines for the future development of rental townhouses on the subject site, as part of a broader City initiative to develop non-market housing on various City-owned sites in Burnaby

Applicant: City of Burnaby

One (1) petition with (19) signatures was received in opposition to the proposed rezoning application.

Eight (8) letters were received in response to the proposed rezoning application:

1. Ariel Boulet, 6411 Marine Drive, Burnaby
2. Laura and Tom Cameron, 6395 Marine Drive, Burnaby
3. Wendy Cameron, 6451 Marine Drive, Burnaby
4. Robin Monks, 8216 15th Avenue, Burnaby
5. Mariah Battiston, 6308 Marine Drive, Burnaby
6. Teresa Switzer, 6199 Maine Drive, Burnaby
7. Jere Vickars, 6233 9th Avenue, Burnaby
8. Allen Hutton, *no address provided*

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Shawn M. Wade, *address inaudible*, Burnaby, spoke to the rezoning application and shared concerns regarding the negative impacts of a townhouse development on the environment and rural identity and character of the community, including loss of bicycle paths and increased street traffic. The speaker believes that 3-storey buildings and housing developments do not belong next to a farmland.

Elaine Wong, 650 Marine Drive, Burnaby, spoke to the rezoning application and believes that a multi-unit development on Marine Drive would result in pedestrian traffic safety issues, noting that the road is narrow and dangerous at rush hour. The speaker expressed concern regarding sidewalk upgrades that are needed on Marine Drive.

Shawn M. Wade *address inaudible*, Burnaby, spoke for a second time to the rezoning application and inquired regarding a safety barriers between the housing and Marine Drive.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #16-39, Bylaw No. 14201 be terminated.

CARRIED UNANIMOUSLY

3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2020 - Bylaw No. 14202

Rez. #19-25

4500 and 4554 Dawson Street, 2223 Alpha Avenue and Ptn. 2350 Willingdon Avenue

From: M1 Manufacturing District, M2r General Industrial District, M5 Light Industrial District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Rental District, C9 Urban Village Commercial District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Grove Phase One" prepared by IBI Group)

Purpose: to permit the construction of Phase I of the Grove Master Plan, including two high-rise residential towers (36 and 43 storeys) atop commercial podiums fronting Dawson Street, and a 6 storey non-market rental building with ground oriented commercial component fronting Willingdon Avenue and the future park

Applicant: 4500 Dawson Street Holdings Ltd.

No letters were received in response to the proposed rezoning application.

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #19-25, Bylaw No. 14202 be terminated.

CARRIED UNANIMOUSLY

3.6 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2020 - Bylaw No. 14203

Rez. #19-52

3700 Gilmore Way

From: CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District)

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District, the Discovery Place Community Plan as guidelines, and in accordance with the development plan entitled "3700 Gilmore At Sanderson Way, Burnaby, BC" prepared by Turner/Dialog)

Purpose: to permit the construction of two three-five storey office buildings with 3 levels of parking for the expansion of the Electronic Arts (EA) Burnaby campus

Applicant: Canadian Turner Construction Company

One (1) letter was received in response to the proposed rezoning application:

1. Cory Redekop, #201-4555 Kingsway, Burnaby

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #19-52, Bylaw No. 14203 be terminated.

CARRIED UNANIMOUSLY

3.7 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, 2020 - Bylaw No. 14204

Text Amendment

Purpose: to amend the Burnaby Zoning Bylaw 1965 in regard to density bonus provisions dealing with the provision by developers of community amenities, affordable housing and special needs housing. The public hearing will also provide an opportunity for members of the public to make representations to Council regarding changes to the City Community Benefit Bonus Policy on the use of existing and future community amenity fund reserves to provide community amenities having City-wide benefit, and on the use of interest earned

on existing and future affordable and special needs housing reserves to fund non-capital housing initiatives.

No letters were received in response to the proposed text amendment.

No speakers connected through the online webinar or teleconference in response to the proposed text amendment.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Text Amendment, Bylaw No. 14204 be terminated.

CARRIED UNANIMOUSLY

4. **ADJOURNMENT**

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing do adjourn at 11:21 p.m.

CARRIED UNANIMOUSLY



MAYOR



ACTING DEPUTY CITY CLERK