



## **PUBLIC HEARING MINUTES**

**Tuesday August 03, 2021, 5:00 p.m.  
Electronic Meeting**

**PRESENT:** His Worship, Mayor Mike Hurley  
Councillor Pietro Calendino (*participated electronically*)  
Councillor Sav Dhaliwal  
Councillor Alison Gu  
Councillor Mike Hillman  
Councillor Dan Johnston (*arrived 5:05 p.m. and participated electronically*)  
Councillor Colleen Jordan (*participated electronically*)  
Councillor Joe Keithley (*participated electronically*)  
Councillor James Wang (*participated electronically*)

**STAFF:** Mr. Ed Kozak, Director Planning and Building  
Mr. Jessica Devlin-Cross, Planner 2  
Ms. Blanka Zeinabova, City Clerk  
Ms. Eva Prior, Acting Deputy City Clerk  
Ms. Ginger Arriola, Council Support Assistant

### **1. NOTICE**

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

### **2. CALL TO ORDER**

His Worship, Mayor Mike Hurley, called the Public Hearing to order at 5:00 p.m. and apologized for technical difficulties that occurred on 2021 July 27 that required to adjourn the Public Hearing.

His Worship, Mayor Mike Hurley, conducted the roll call, and due to the COVID-19 pandemic, Councillors Calendino, Johnston, Jordan, Keithley and Wang participated electronically.

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

The 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. 17, 2021 - Bylaw No. 14354**

**Rez. #19-70**

**7109 18th Avenue; 7358, 7360, 7376, 7378 18th Street**

**From:** R5 Residential District

**To:** CD Comprehensive Development District (based on RM4s and RM4r Multiple Family Residential District, and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "18th Street & 18th Avenue" prepared by GBL Architects Inc.)

**Purpose:** to permit the construction of a 29-storey high-rise market strata and rental building

**Applicant:** Square Nine Burnaby Development Ltd.

*\*Councillor Johnston arrived at 5:05 p.m.*

Thirty-two (32) letters, including four (4) petitions containing 227 signatures were received in response to the proposed rezoning application:

1. April Negrin, 7108 Edmonds Street, Burnaby (*two submissions*) (*petition containing 47 signatures*)
2. Janice Shopka, 7108 Edmonds Street, Burnaby
3. Dale Lawlor, 7108 Edmonds Street, Burnaby
4. Andjelka Vucenovic, 7108 Edmonds Street, Burnaby
5. Jan Watts, 7108 Edmonds Street, Burnaby
6. Tanis Sawtell, 7108 Edmonds Street, Burnaby
7. Michael Shopka, 7108 Edmonds Street, Burnaby
8. Huanlian Wang, 7391 18<sup>th</sup> Street, Burnaby
9. Patrick Wong, on behalf of owners of 7090 Edmonds Street, Burnaby (*petition containing 119 signatures*)
10. Manoj S. Nair, 7179 18<sup>th</sup> Avenue, Burnaby

11. Sharon Storey, 7179 18<sup>th</sup> Avenue, Burnaby
12. Allen Hutton, 7304 14<sup>th</sup> Avenue, Burnaby
13. Serine Zhang, 7179 18<sup>th</sup> Avenue, Burnaby
14. Kevin Cudihee, 7179 18<sup>th</sup> Avenue, Burnaby
15. Rita F. Michaelson, 7179 18<sup>th</sup> Avenue, Burnaby
16. Phyllis Gerlach, 7108 Edmonds Street, Burnaby (*three submissions*) (*two petitions containing 60 signatures*)
17. Nedjad and Senada Causevic, 7108 Edmonds Street, Burnaby
18. Jelemee Wu (*no address provided*)
19. Cory Li, 7179 18<sup>th</sup> Avenue, Burnaby
20. Joyce Smith, 7179 18<sup>th</sup> Avenue
21. Kan and Alice Lee, 7088 18<sup>th</sup> Avenue, Burnaby
22. Henry Chan, 7179 18<sup>th</sup> Avenue, Burnaby
23. (*name not provided*), 7131 17<sup>th</sup> Avenue, Burnaby
24. Colleen Rodgers, 7179 18<sup>th</sup> Avenue, Burnaby
25. Anna Melnikova (*address withheld upon request*)
26. Masaru Max Morita, 7128 18<sup>th</sup> Avenue, Burnaby
27. Jinna Park, 7331 18<sup>th</sup> Street, Burnaby
28. Hyde Tseng and Rika Huang, 7179 18<sup>th</sup> Avenue, Burnaby
29. Stanley Zhiqiang Wang, 7128 18<sup>th</sup> Avenue, Burnaby
30. Elizabeth A. Courtney (through Kevin Cudihee), 7179 18<sup>th</sup> Avenue, Burnaby
31. Yvonne Wai, 7179 18<sup>th</sup> Avenue, Burnaby
32. Boris Chen, 7433 16<sup>th</sup> Street, Burnaby

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

**Kevin Cudihee**, 7179 18<sup>th</sup> Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker raised concerns regarding the increased density, traffic and parking, and loss of sunlight.

**Anna Melnikova**, *address withheld upon request*, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding increased density, traffic, and noise; potential impact on Poplar Park; and loss of view and greenery. Ms. Melnikova queried if the City is addressing the need for schools and hospitals to accommodate the added density in Burnaby.

**Jan Watts**, 7108 Edmonds Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that the area currently is a vibrant community due to the mix of housing forms, which accommodate seniors and families. Ms. Watts expressed concerns regarding increased density (rezoning from single family residential to high-rise multifamily), traffic, and noise; lack of parking and green space; and the subsequent deterioration of quality of life for

seniors that currently reside in the area. The speaker noted that 4 to 5-storey building would be more appropriate.

**Chris Moffat**, 7139 18<sup>th</sup> Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concern regarding the size of the development in comparison to the size of the property, and the ability of the area to accommodate the large trucks and equipment required for this proposal.

**Kevin Cudihee**, 7179 18<sup>th</sup> Avenue, Burnaby, spoke for a second time in opposition to the proposed rezoning application. The speaker addressed the need for upgraded traffic infrastructure to mitigate congestion which is overwhelming the Edmonds area. Mr. Cudihee also expressed concern regarding the loss of sunlight for the lower developments in the area.

**Anna Melnikova**, *address withheld upon request*, spoke for a second time in opposition to the proposed rezoning application. The speaker reiterated concerns regarding the loss of green space, advising the site is better suited to townhouses or low-rise condominiums. Ms. Melnikova echoed her request regarding the City's need to address extra schools and hospitals to accommodate the added density in Burnaby.

**Jan Watts**, 7108 Edmonds Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application expressing further concern regarding the loss of quality of life should this development be permitted.

**Kevin Cudihee**, 7179 18<sup>th</sup> Avenue, Burnaby, spoke for a third time in opposition to the proposed rezoning application advising that he was not aware of the Public Hearing to rezone the site until he spoke with his neighbours.

**Phyllis Gerlach**, 7108 Edmonds Street, Burnaby, spoke in opposition to the proposed rezoning application advising that she did not receive notice of the Public Hearing and that the proposed density is too aggressive for the area. The speaker expressed concerns regarding increased density, traffic congestion, and noise; impact on Poplar Park; and loss of privacy and green space. Ms. Gerlach requested that the City apply a graduated density approach as is being used at the Southgate development.

**Jan Watts**, 7108 Edmonds Street, Burnaby, spoke for a third time in opposition to the proposed rezoning application advising that a balance must be maintained in the community.

**Chris Moffat**, 7139 18<sup>th</sup> Avenue, Burnaby, spoke for a second time in opposition to the proposed rezoning application. The speaker queried if the development would impede on the park, and if any safety concerns exist.

**Anna Melnikova**, address withheld upon request, spoke for a third time in opposition to the proposed rezoning application advising that Poplar Park would be impacted as the trees on the south side of Poplar Park are on the development site.

**Jan Watts**, 7108 Edmonds Street, Burnaby, spoke for a fourth time in opposition to the proposed rezoning application requesting that Council consider the concerns of the residents.

**Kevin Cudihee**, 7179 18<sup>th</sup> Avenue, Burnaby, spoke for a fourth time in opposition to the proposed rezoning application advising that the 29-storey development will cause the significant loss of sunlight in Poplar Park.

**Zeina Masri**, 7149 17<sup>th</sup> Avenue, Burnaby, spoke in support of the proposed rezoning application advising that the development's proximity to the Edmonds SkyTrain Station make it very convenient for residents that do not own a vehicle.

**Anna Melnikova**, address withheld upon request, spoke for a fifth time in opposition to the proposed rezoning application reiterating that the 29-storey development will result in the loss of quality of life, privacy, and green space.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #19-70, Bylaw No. 14354 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR GU

THAT staff report back to Council on the issues raised by delegations at the Public Hearing for Rezoning Reference #19-70 prior to second reading of the bylaw; and

THAT a copy of the report be forwarded to the individuals that wrote and/or spoke at the Public Hearing.

CARRIED UNANIMOUSLY

**3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2021 - Bylaw No. 14355**

**Rez. #19-64**

**4653, 4669, 4673 Kingsway, 4638, 4646, 4654, 4662, 4670 Hazel Street and portion of lane right-of-way**

**From:** C3 General Commercial District and R5 Residential District

**To:** CD Comprehensive Development District (based on RM5s/RM5r Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Metro King" prepared by Chris Dikeakos Architecture Inc.)

**Purpose:** to permit the construction of a high-rise market and non-market residential building with a commercial podium and a retail street frontage

**Applicant:** Anthem Metro King Hazel Holdings Ltd.

Fifty-one (51) letters were received in response to the proposed rezoning application:

1. Dillon Sangha, 5135 Newton Street, Burnaby
2. Julian Pattison, 4160 Sardis Street, Burnaby
3. Kevin Lee, 2188 Madison Avenue, Burnaby
4. Eddie WL Wong, 4645 Kingsway, Burnaby (*two submissions*)
5. Sharilyn Mason, Earl's Restaurant, 6070 Silver Drive, Burnaby
6. Albert C. Wong, 5652 Patterson Avenue, Burnaby
7. Ken Ng, 4405 Central Boulevard, Burnaby
8. Connor Stefanison, 271 Springer Avenue North, Burnaby
9. Kathy Yuen, 5641 Sardis Crescent, Burnaby
10. Kui Chung (Clayton) Lam, 4346 Barker Avenue, Burnaby
11. Cam Pasternak, 2355 Madison Avenue, Burnaby
12. Yeuk Yeung, 6538 Nelson Avenue, Burnaby
13. Barry Fan, 6080 McKay Avenue, Burnaby
14. Lin Jin, 4689 Hazel Street, Burnaby
15. Roland Wen, 4689 Hazel Street, Burnaby
16. Rhys Lothiemar (*no address provided*)
17. Sandy Li, 6080 McKay Avenue, Burnaby
18. (*name and address withheld upon request*), Burnaby
19. Jackson Chao, 4841 Inman Avenue, Burnaby
20. Dean John Hull, 4689 Hazel Street, Burnaby
21. Lois Reid, 6220 McKay Avenue, Burnaby
22. Ping Wan, 4689 Hazel Street, Burnaby
23. Linda Yu, on behalf of 18 owners of 4603 Hazel Street, Burnaby
24. Robert Cadez, 4191 Hazelwood Crescent, Burnaby
25. Kelly Bai, 6055 Nelson Avenue, Burnaby
26. Charles Wong, Property Manager, 4657 and 4689 Hazel Street, Burnaby
27. He Tian and Chang Fu Ling, 4689 Hazel Street, Burnaby
28. Ling-Ling Chang, 4828 Marine Drive, Burnaby

29. Chiu-Wei Chen, 4828 Marine Drive, Burnaby
30. Carter, 6098 Station Street, Burnaby
31. Jeanny Chang, 6188 Broadway, Burnaby
32. Zhao Tun (Tony) Wu, 4689 Hazel Street, Burnaby
33. Derek Cheuk Hin Hui, 5949 Clinton Street, Burnaby
34. Ho Pang Chan and Sylvia Chan, 6489 Hazel Street, Burnaby
35. Daniel Cui, 4555 Kingsway, Burnaby
36. Zack Chen, 9633 Manchester Drive, Burnaby
37. Michelle Ao, 4555 Kingsway, Burnaby
38. Cindy Hsiao, 4360 Beresford Street, Burnaby
39. Hamid Fakhri, 4689 Hazel Street, Burnaby
40. Harb Doad, 4657 Hazel Street, Burnaby
41. Donald Cho, 7063 Hall Avenue, Burnaby
42. Tuyet (Kim) Nguyen, 3770 Thurston Street, Burnaby
43. Yuzuo (Steve) Zhang, 4555 Kingsway, Burnaby
44. Clarence Yu, 4689 Hazel Street, Burnaby
45. Daniel Yeung, 3749 Kincaid Street, Burnaby
46. Leo Yang, 4555 Kingsway, Burnaby
47. Silvia and Peter Lo, 4689 Hazel Street, Burnaby
48. Ka Leung Hui and Luana Yu, 4689 Hazel Street, Burnaby
49. Hsien-Ju Claire Kao, 4689 Hazel Street, Burnaby
50. Chi Wing Lam, 4689 Hazel Street, Burnaby
51. Ida Lam, 4689 Hazel Street, Burnaby

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

*\*Councillor Dhaliwal left the meeting at 5:52 p.m.*

**Paul Faibish**, Senior Vice President, Anthem Properties, #1100-1055 Dunsmuir Street, Vancouver, advised that he is on the development team and available to answer any questions that may arise during the Public Hearing.

*\*Councillor Dhaliwal returned to the meeting at 5:54 p.m.*

**Eddie Wong**, 4645 Kingsway, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that 4645 Kingsway, that is adjacent to the proposed rezoning site, is a medical clinic serving approximately 80 clients a day. Dr. Wong expressed concerns regarding the safety of his patients during the construction phase, the effects of the construction on the foundation of his building, and compromised lane access and fire truck access.

**John Hull**, 4689 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the significant

scale of the development (over built for the neighbourhood), the length of the construction and the subsequent disruption to Hazel Street and residents, increased traffic congestion, and loss of sunlight and sightlines. Mr. Hull advised that the neighbourhood has been exposed to almost four years of construction due to the Townline development at Grange Street and Sussex Avenue.

**Dan MacEachern**, owner of Boston Pizza, #135-6200 McKay Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker advised that the development will increase the number of residents in the area, thereby vitalizing the business community. Further, Mr. MacEachern specified that the development will employ a large number of construction employees, and provide housing for families and seniors.

**Hamid Fakhri**, 4689 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding loss of sunlight and subsequent health concerns, and severely increased traffic congestion due to the current and proposed developments in the area.

**Roland Wen**, 4689 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the size of development, loss of sunlight and subsequent health concerns, and the increase in air pollution, traffic congestion and noise. In conclusion, Mr. Wen advised that this development will adversely affect the families and seniors living at 4689 Hazel Street, many of whom cannot speak English and thereby were unable to participate in the Public Hearing.

**Silvia Lo**, 4689 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the size of the development, loss of sunlight and subsequent health concerns, and the increase in air pollution, traffic congestion and noise.

**Lois Reid**, 6220 McKay Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker advised that the development will bring revitalization and urban renewal to the area.

**Eddie Wong**, 4645 Kingsway, Burnaby, spoke for a second time in opposition to the proposed rezoning application. The speaker expressed concern regarding the loss of property value due to construction, and reiterated his concerns regarding the safety of his clients during construction. Dr. Wong indicated that construction will have a negative impact on his clients' health and adversely affect his business.

**Hamid Fakhri**, 4689 Hazel Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application. The speaker spoke to the newly constructed



559-unit Townline project and the West Burnaby United Church, both of which will result in added traffic congestion to the area.

**Roland Wen**, 4689 Hazel Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application. Mr. Wen advised that the two speakers that have spoken in support of the development do not live in the neighbourhood.

**Eddie Wong**, 4645 Kingsway, Burnaby, spoke for a third time in opposition to the proposed rezoning application reiterating safety concerns, and requesting information from the Engineering Department regarding oversight of the construction site.

**Luana Yu**, 4689 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the size of the development, and loss of sunlight and airflow resulting in the decline of the health and quality of life of residents.

**Chi Wing Lam**, 4689 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the size of development, loss of sunlight, increased air pollution, traffic congestion and noise, which will result in increased mental health concerns.

**Harb Doad**, 4657 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application representing residents from 4657 and 4689 Hazel Street, many of whom are retired and do not speak English. The speaker requested an extension to allow time for further submissions by the owners of 4657 and 4689 Hazel Street who are directly impacted by the development. Mr. Doad expressed concern regarding the increased traffic congestion and noise, and the loss of quality of life. Residents are currently unable to leave to their parkades due to construction vehicles, and fear the congestion on Hazel Street will become far worse.

**He Tian**, 4689 Hazel Street, Burnaby, advised that they have raised concerns with the City numerous times regarding the current developments and the subsequent noise and traffic congestion; however, they have not received a response.

**Harb Doad**, 4657 Hazel Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application. Mr. Doad reiterated that he is representing residents from 4657 and 4689 Hazel Street, many of whom are retired and do not speak English and requesting more time to make submissions in opposition to the development.

*\*Councillor Hillman left the meeting at 7:02 p.m.*

**Claire Kao**, 4689 Hazel Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that they currently living with constant construction noise and congestion, which will only get worse if the development is permitted.

*\*Councillor Hillman returned the meeting at 7:04 p.m.*

**Anna Melnikova**, address withheld upon request, expressed concern regarding the existing traffic congestion in the area.

**Silvia Lo**, 4689 Hazel Street, Burnaby, spoke for a second time in opposition to the proposed rezoning application. Ms. Lo queried the length of construction time anticipated for this development.

**He Tian**, 4689 Hazel Street, Burnaby, spoke for a second time advising he has sent emails to the Mayor's Office regarding noise and environmental concerns, and requested a response.

MOVED BY COUNCILLOR GU

SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #19-64, Bylaw No. 14355 be terminated.

CARRIED UNANIMOUSLY

#### 4. **ADJOURNMENT**

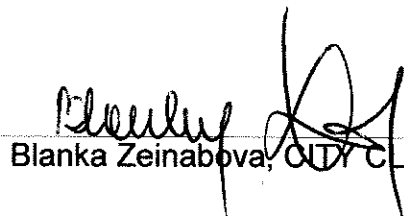
MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR GU

THAT the Public Hearing meeting adjourn at 7:16 p.m.

CARRIED UNANIMOUSLY

  
Mike Hurley, MAYOR

  
Blanka Zeinabova, CITY CLERK