



PUBLIC HEARING

MINUTES

Tuesday, March 29, 2022, 5:00 p.m.
VIA ZOOM OR IN-PERSON
Council Chamber, Burnaby City Hall
4949 Canada Way, Burnaby, BC V5G 1M2

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

STAFF: Mr. Dipak Dattani, General Manager Corporate Services
Mr. Lee-Ann Garnett, Acting General Manager Planning & Development
Mr. Johannes Schumann, Director Development, Neighbourhood Planning and Urban Design
Ms. Blanka Zeinabova, City Clerk
Ms. Kathryn Matts, Administrative Officer 2
Ms. Ginger Arriola, Council Support Assistant

1. NOTICE

Notice of Public Hearing was given under Section 466 of the *Local Government Act*.

2. CALL TO ORDER

His Worship, Mayor Mike Hurley, called the Open meeting to order at 5:00 p.m. and conducted a roll call. Councillors Johnston, Keithley and Wang participated electronically.

His Worship, Mayor Mike Hurley, recognized the ancestral and unceded homelands of the heñqəmiñəñ 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. 2, 2022 - Bylaw No. 14429

Rez. #19-11

5025 North Fraser Way

This rezoning application has been **WITHDRAWN** prior to the meeting.

3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 3, 2022 - Bylaw No. 14430

Rez. #20-12

4803 Canada Way

From: P2 Administration and Assembly and R3 Residential Districts

To: CD Comprehensive Development District (based on P5 Community Institutional and RM3r Multiple Family Residential Districts) and in accordance with the development plan entitled "Non-Market YWCA Rental Housing and Daycare" prepared by NSDA Architects)

Purpose: to permit the development of a 56 unit non-market housing project for women and children, a child care facility, and an accessory office

Applicant: BC Housing

No correspondence was received in response to the proposed rezoning application.

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

Ms. Teresa Rossiello, 9756 Still Creek Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker expressed appreciation that the

project included a child care facility, as quality physical space for child care is at a premium.

Due to technical difficulties, the following motion was introduced:

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT the Public Hearing recess at 5:10 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR GU

THAT the Public Hearing reconvene at 5:11 p.m.

CARRIED UNANIMOUSLY

Mr. Illiyen Jameel, 8888 University Drive, Burnaby, spoke in support of the proposed rezoning application as it would significantly reduce the financial burden on families housed in the 56 units. In addition, the child care facility would be a positive for families.

Ms. Rabia Ali, 13788 71 Avenue, Surrey, spoke in support of the proposed rezoning application.

Eva Szefer, 5127 Irving Street, Burnaby, spoke in support of the proposed rezoning application.

Lisa Rupert, 825 Salisbury Drive, Burnaby, spoke in support of the proposed rezoning application. The 56 units and the child care included in the project will make a difference to women in need.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in support of the proposed rezoning application. The speaker inquired if this would be affordable housing or 40% less than current market rent.

Mariyeh Mohamed, 6161 Willingdon Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker noted that this housing project provides opportunities to those who want to live in Burnaby, in a safe, affordable new building.

Laura Mantenegro, 38 Howard Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker feels this project will be beneficial for families with single income.

Eva Szefer, 5127 Irving Street, Burnaby, spoke a second time in support of the proposed rezoning application, and stressed the importance of having child care facilities in central locations.

Angela Boscariol, 38 Hawthorne Street, Vancouver, spoke in support of the proposed rezoning application.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR GU

THAT this Public Hearing for Rez. #20-12, Bylaw No. 14430 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2022 - Bylaw No. 14431

Rez. #19-53

6632, 6660 and 6692 Royal Oak Avenue

From: C4 Service Commercial District and M4 Special Industrial District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Nido – Royal Oak Ave. Mixed Use" prepared by Ciccozzi Architecture)

Purpose: to permit the construction of a mixed-use multiple-family residential development with commercial uses at grade

Applicant: Wanson Group

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

1. Iqbal Savji, 3729 Manor Street, Burnaby

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

Illiyeen Jameel, 8888 University Drive, Burnaby, spoke in support of the proposed rezoning application. The project is located in an area that allows for easy commuting and will significantly reduce emissions in Burnaby, encouraging people to walk more and provide neighbourhood accessibility that will reduce the need for cars.

Leslie Madison, 5190 Hastings Street, Burnaby, originally spoke in support of the proposed rezoning application as it would not displace any residents. However, due to the rental rates for the project, the speaker was not in support of this development.

Raj (last name not audible), 6660 Royal Oak Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and expressed concerns with displacement and lack of affordable housing.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-53, Bylaw No. 14431 be terminated.

CARRIED UNANIMOUSLY

3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2022 - Bylaw No. 14432

Rez. #20-36

5044 and 5056 Imperial Street

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Residential Districts and in accordance with the development plan entitled "5044 and 5056 Imperial Street, Burnaby, BC" prepared by Atelier Pacific Architecture Inc.)

Purpose: to permit the development of a 68 unit multiple-family market and non-market rental development

Applicant: Atelier Pacific Architecture Inc.

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

1. Hong Yang Tan, 5051 Imperial Street, Burnaby

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

Leslie Madison, 5190 Hastings Street, Burnaby, inquired as to how many of the units in this project are affordable housing. The speaker advised that she was in opposition to the proposed rezoning application.

Illiyeen Jameel, 8888 University Drive, Burnaby, experienced technical difficulties, but advised that he was in support of the proposed rezoning application, as it provides more housing.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR GU

THAT this Public Hearing for Rez #20-36, Bylaw No. 14432 be terminated.

CARRIED UNANIMOUSLY

3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2022 - Bylaw No. 14433

Rez. #20-27

6877, 6891, 6913, 6939, and 6945 Palm Avenue

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District, P1 Neighbourhood Institutional Districts and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "6877, 6891, 6913, 6939, and 6945 Palm Avenue" prepared by DA Architects and Planners)

Purpose: to permit the development of two rental residential towers (15 and 20 storeys) atop a podium that includes offices, a café, and a child care facility

Applicant: Workers' Capital (LMAO) Holding Corp.

Two-hundred and thirty-six (236) letters and one (1) petition containing 446 signatures were received in response to the proposed rezoning application:

1. Mayumi Yoshida, 4250 Dawson Street, Burnaby
2. Erin Arnold (*no address provided*)
3. Cindy Battersby (*no address provided*)
4. Cat Wong, 7777 Royal Oak Avenue, Burnaby
5. Marilyn Mclean, 5721 Mayview Circle, Burnaby
6. Claire Preston, 6644A Canada Way, Burnaby
7. Heather McQuillan (*no address provided*)
8. Sana Poornasiri, 6759 Willingdon Avenue, Burnaby
9. Daniel Tretault, 3993 Henning Drive, Burnaby
10. Oxana Klemin, 8400 Forest Grove Drive, Burnaby

11. Esther Fernandez Rivers, 4266 Grange Street, Burnaby
12. Maria Buneta, 7655 Edmonds Street, Burnaby
13. Monica Urrutia, 7975 15th Avenue, Burnaby
14. Wesley Regan, 6745 Station Hill Court, Burnaby
15. Angela Mason, 9018 Lyra Place, Burnaby
16. Donna Polos, 4652 Victory Street, Burnaby
17. Kaci Martens, 4771 Maitland Street, Burnaby
18. Dianne Des Rosiers, 7072 Inlet Drive, Burnaby
19. Jenna Brown, 3774 Pender Street, Burnaby
20. Mike Checko, 6996 Barbell Place, Burnaby
21. Glenda Coelho, 4120 B Hastings Street, Burnaby
22. Dean Strilaeff, 4120 B Hastings Street, Burnaby
23. Ian Rocksborough-Smith (*no address provided*)
24. Hoa Nguyen, 2668 Moorcroft Court, Burnaby
25. Mike Knauer, 7388 Macpherson Avenue, Burnaby
26. Murray Martin, 7235 Salisbury Avenue, Burnaby
27. Jennie Yan, 6712 Sperling Avenue, Burnaby
28. Katy Alkins-Jang, 7187 Dunblane Avenue, Burnaby (*submitted petition with 446 signatures*)
29. Sandhya Prasad, 7592 18th Avenue, Burnaby
30. Susan Zander, 7178 Collier Street, Burnaby
31. Carlo Sayo, 6737 Station Hill Court, Burnaby
32. Christina Pannis, 3861 Albert Street, Burnaby
33. Mae Burrows, 7798 Stanley Street, Burnaby
34. Natalie-Anne Rocheleau, 8901 Home Street, Burnaby
35. James and Margaret Stevens, 7067 Gray Avenue, Burnaby
36. Eric Mulholland, 7476 13th Avenue, Burnaby
37. Donald Gutstein, 7798 Stanley Street, Burnaby
38. Sergio Moyer, 7465 Sandborne Avenue, Burnaby
39. Amrita Parmar, 3883 Laurel Street, Burnaby
40. Chris Martin, 752 6th Street East, Burnaby
41. Alex Operacz, 6660 Marlborough Avenue, Burnaby
42. Ka Fai Ng, 4333 Central Boulevard, Burnaby
43. Donald Chow, 2225 Holdom Avenue, Burnaby
44. Lori Pederson, 7101 14th Avenue, Burnaby
45. Patricia Green, 3771 Bartlett Court, Burnaby
46. Valerie Bisio, 7341 19th Avenue, Burnaby
47. Rob Nagai, 7116 Kitchener Street, Burnaby
48. Anna Chudnovsky, 4222 Napier Street, Burnaby
49. Marcella Smith, 8400 Forest Grove Drive, Burnaby
50. Oliver Rohlf (*no address provided*)

51. Lina Thomson *(no address provided)*
52. Sharlet Noronha *(no address provided)*
53. Owen Cameron *(no address provided)*
54. Noah Dettling *(no address provided)*
55. Karen McKay *(no address provided)*
56. Aaron Price *(no address provided)*
57. Quinn Bassek *(no address provided)*
58. David Jackson *(no address provided)*
59. Frankie Victor *(no address provided)*
60. Karen Murphy *(no address provided)*
61. Saj Karsan *(no address provided)*
62. Neville Ondenge *(no address provided)*
63. Zachary Bunting *(no address provided)*
64. Luise Weckel *(no address provided)*
65. Irina Samarukava *(no address provided)*
66. Abby Bull *(no address provided)*
67. Stephen Russo *(no address provided)*
68. Lewis McIntyre *(no address provided)*
69. Marcella Zimmer *(no address provided)*
70. Jonny Sopotiuik, 7924 Goodlad Street, Burnaby
71. Odette Henwood *(no address provided)*
72. Mustafa Ahmadi *(no address provided)*
73. Judit Ladanyi *(no address provided)*
74. Jayram Parahag *(no address provided)*
75. Ho Chang, 6088 Wilson Avenue, Burnaby
76. Sunny Yu *(no address provided)*
77. Mayte Pearson *(no address provided)*
78. Yan Zhang *(no address provided)*
79. Tim Wong *(no address provided)*
80. Jerry Qiao *(no address provided)*
81. Davood Ghaemi *(no address provided)*
82. Carlos Chavez *(no address provided)*
83. Shamayne Zindoga *(no address provided)*
84. Amber Rudek, 4178 Dawson Street, Burnaby
85. Laarni De Los Reyes, 7235 Salisbury Avenue, Burnaby
86. Mandy Meier *(no address provided)*
87. Renata Callaghan *(no address provided)*
88. Rowena Borres, 812 Grove Avenue, Burnaby
89. Carla Mendoza *(no address provided)*
90. Angelique Muhorakeye, 6961 Hall Avenue, Burnaby
91. Omer Hicks *(no address provided)*

92. Rutendo Chitapi, 15682 109A Avenue, Surrey
93. Amanda Cobham *(no address provided)*
94. Liliana Raskovic *(no address provided)*
95. Ayobami Akinfenwa *(no address provided)*
96. Evan McCrae *(no address provided)*
97. Yujin Jeong *(no address provided)*
98. Maria Bertosh *(no address provided)*
99. Tory Legare *(no address provided)*
100. Kito Wong-Clayton *(no address provided)*
101. Eugene Asudi *(no address provided)*
102. Dilys Chiew, 1203 Madison Avenue, Burnaby
103. Saul Castanon *(no address provided)*
104. Mohammed Shamil, 6577 Nolan Street, Burnaby
105. Pranav Wartikar, 1076 Delta Avenue, Burnaby
106. Stephanie Morgan *(no address provided)*
107. Shelina Asaria *(no address provided)*
108. Nicole Aseron, 6533 McKay Avenue, Burnaby
109. Samuel Lan Jia *(no address provided)*
110. Samuel Lan Jia *(no address provided)* *different email than 109*
111. Patty Wen *(no address provided)*
112. Reginald Beltran *(no address provided)*
113. Alexandra Abakumova *(no address provided)*
114. Veronica Droogendijk *(no address provided)*
115. Isadora Laplante, 5115 Norfolk Street, Burnaby *(two submissions)*
116. Jasmine Le, 7388 Kingsway, Burnaby
117. Kelly Lin, 7328 Arcola, Burnaby
118. Peter Lopez *(no address provided)*
119. Yifat Machanai *(no address provided)*
120. Iryna Nikitinska *(no address provided)*
121. Yan Zhen *(no address provided)*
122. Igor Chterbik *(no address provided)*
123. Marcia Alaric *(no address provided)*
124. Ricardo Sapon *(no address provided)*
125. Michael De Feo *(no address provided)*
126. Amy Jung, 3836 Hertford Street, Burnaby
127. Caroline Chew, 3399 Noel Drive, Burnaby
128. Froozan Gul, 1 North Howard Avenue, Burnaby
129. Che Zaw *(no address provided)*
130. Angie Chorney, 5300 Rumble Street, Burnaby
131. Linda Helme *(no address provided)*
132. Kum Dhakshina *(no address provided)*

133. Abby Bull *(no address provided)*
134. Cecilia Strachan, 7345 Sandborne Avenue, Burnaby
135. Colleen Neely *(no address provided)*
136. Nidhi Patil, 6659 Dow Avenue, Burnaby
137. Grace Labrador *(no address provided)*
138. Eric Lee, 1070 Dunlop Avenue, Burnaby
139. Jendon Cumigad *(no address provided)*
140. Myat Aung, 7458 17th Avenue, Burnaby
141. Araceli Gairdner *(no address provided)*
142. Mary Playda, 6719 Silver Avenue, Burnaby
143. Marko Vicic *(no address provided)*
144. Darin Mickelson *(no address provided)*
145. Sonia Garza *(no address provided)*
146. Laura Montenegro *(no address provided)*
147. Hon. Jagmeet Singh, MP Burnaby South, 4940 Kingsway, Burnaby
148. Stephen von Sychowski, 111 Victoria Avenue, Vancouver
149. Hon. Raj Chouhan, MLA Burnaby Edmonds, 5234 Rumble Street, Burnaby
150. Diane Wood, 5118 Joyce Street, Vancouver
151. Hon. Katrina Chen, MLA Burnaby Lougheed, 8699 10th Avenue, Burnaby
152. Thom Armstrong, 1651 Commercial Drive, Vancouver
153. Tiffany Duzita, 1651 Commercial Drive, Vancouver
154. Hon. Janet Routledge, MLA Burnaby North, 1833 Willingdon Avenue, Burnaby
155. Janet Andrews, 3920 Norland Avenue, Burnaby *(attached the same letter of support 3 different times)*
156. Antonia Beck, 4460 Beresford Street, Burnaby
157. Hon. Anne Kang, MLA Burnaby Deer Lake, 6411 Nelson Avenue, Burnaby
158. Dr. Paul Kershaw *(no address provided)*
159. Teaching Support Staff Union Executive *(no address provided)*
160. Daniel Tretault, 3993 Henning Drive, Burnaby
161. David Myles, 7106 18th Avenue, Burnaby
162. Katrina Chen, 7499 6th Street, Burnaby
163. Angie Chorney, 5300 Rumble Street, Burnaby
164. Stephen Mayba, 6968 Royal Oak Avenue, Burnaby
165. Barbara Calder, 8415 Cumberland Place, Burnaby
166. Janet Routledge, 3746 McGill Street, Burnaby
167. Alvin Chan, 3740 Albert Street, Burnaby
168. Erick Liamzon, 6968 Royal Oak Avenue, Burnaby

169. Daniel Oleksiuk (*no address provided*)
170. Claudio Ekdahl (*no address provided*)
171. Celina Tse, 6968 Royal Oak Avenue, Burnaby
172. Trevor Davies, 6878 Southpoint Drive, Burnaby
173. Mabel Nipshank, 3940 Pender Street, Burnaby
174. Aishwarya Singh, 6968 Royal Oak Avenue, Burnaby
175. Jessica Kalen, 5288 Beresford Street, Burnaby
176. Dianne Goyenko, 4539 Imperial Street, Burnaby
177. Debbie and Craig Reid, 420 Boundary Road North, Burnaby
178. Jorge Golez, 7179 18th Avenue, Burnaby
179. Scott Nelson, 7328 2nd Street, Burnaby
180. Henry Einarson (*no address provided*)
181. Trevor Epp (*no address provided*)
182. Bill Malkin, 7269 Gray Avenue, Burnaby
183. Jack Belhouse, 2294 Sorrento Drive, Coquitlam & Basil Luksun, 1277 Melville, Vancouver
184. Jerilyn Pagdanganan, 6540 Burlington Avenue, Burnaby
185. Dharam Rattan (*no address provided*)
186. Richard Stanley, 4390 Grange Street, Burnaby
187. Scott Van Denham, 7040 Balmoral Street, Burnaby
188. John McClurg, 7089 Royal Oak Avenue, Burnaby
189. Russil Wvong, 4275 Sophia Street, Burnaby
190. Clarissa Chiang, 7292 16th Avenue, Burnaby
191. Melisa Lieu, 4125 Norfolk Street, Burnaby
192. Daniella Manetta, 7199 Bayview Drive, Burnaby
193. Sheila Puga, 4367 Cambridge Street, Burnaby
194. Raj Gill, 5137 Portland Street, Burnaby
195. Tuesday Musterer (*no address provided*)
196. Ryan Stewart, 9080 University Crescent, Burnaby
197. Jessica Coghill, 8567 Wilderness Court, Burnaby
198. Debra Campbell, 3054 Aries Place, Burnaby
199. Jorlyn Suizo, 4137 Castlewood Crescent, Burnaby
200. Sanjay Parti, 7691 Rosewood Street, Burnaby
201. Christine Leclerc, 9080 University Crescent, Burnaby
202. Beverly Zheng, 6638 Dunblane Avenue, Burnaby
203. Karin Alzner, 3784 Spruce Street, Burnaby
204. Lis and Allan Bianco, 4375 Cambridge Street, Burnaby
205. Roshan Noronha, 6675 Waltham Avenue, Burnaby
206. Cherie Mason, 6465 Burns Street, Burnaby
207. K. Arnold, 4726 Bond Street, Burnaby
208. Shaheen Manji, Halifax Street, Burnaby (*unit # not provided*)

209. Charmine Newton, 7217 Elwell Street, Burnaby
210. Jonathan Dick, 5288 Beresford Street, Burnaby
211. Susanne Jackson, 7491 Aubrey Street, Burnaby
212. Deborah Bontempo, 1588 Duthie Avenue, Burnaby
213. Zoe Towle, 7315 Queenston Court, Burnaby
214. Sandro Licastro, 2008 Rosser Avenue, Burnaby
215. Karen Cresswell, 4830 Bennett Street, Burnaby
216. Kate MacAree, 9270 Salish Court, Burnaby
217. Ryan Murphy, 8567 Wilderness Court, Burnaby
218. Leila Eyvari Borushghalan, 3071 Glen Drive, Burnaby
219. Barry Waterlow, 5350 Victory Street, Burnaby
220. David Chen, 6055 Nelson Avenue, Burnaby
221. Juliana Sou, 5288 Beresford Street, Burnaby
222. Sydnee Blum, 975 E 11th Avenue, Vancouver
223. Kito Wong-Clayton, 6730 Kneale Place, Burnaby
224. Kum Dhakshina, 7551 Humphries Court, Burnaby
225. Jack Yagodkin, 9390 Cardston Court, Burnaby
226. Altyn Shamamedova, 4189 Halifax Street, Burnaby
227. Cynthia Gall, 4341 Rumble Street, Burnaby
228. Navroop Samra, 8130 Joffre Avenue, Burnaby
229. Dinara Salikhadenova, 6968 Royal Oak Avenue, Burnaby
230. Arnold Angus, 6584 Charles Street, Burnaby
231. Leah Freeman, 7028 17th Avenue, Burnaby
232. Min-Jung Lo, 7075 Stride Avenue, Burnaby
233. Len-Len Cainguitan (*no address provided*)
234. Shirley Henry, 1045 Willingdon Avenue, Burnaby
235. Murray Martin, 7235 Salibury Avenue, Burnaby
236. Jose Campos, 6366 Cassie Avenue, Burnaby

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

Donna Polos, 4652 Victory Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that the BCGEU states that they will supply a minimum of 50% of the housing below market rent, and questioned whether these units would be for those Burnaby residents who need them, or for BCGEU members. Ms. Polos advised that this spot zoning is not suitable in the area as it will put a burden on existing schools, and increase congestion in the area. The speaker further advised that residents of the area were unaware of this project. Ms. Polos requested that Council think of the needs of residents of Royal Oak area, and not the needs of the BCGEU.

Katy Alkins Jang, 7187 Dunblane Avenue, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that the proposed site is within the Royal Oak Community Plan, and the purpose of community plans are to provide certainty to communities in regards to rules for buying and selling properties within the neighbourhood. Ms. Alkins-Jang advised that she is not opposed to social housing or increased density but believes that this proposal is in the wrong place. The speaker advised that pressure on neighbourhood facilities are a concern, noting that schools in the area are over capacity, and that Bonsor Recreation Centre is operating at capacity. The location of the project will add increased traffic to an area that is already congested. Ms. Alkins-Jang requested proper public consultation and a needs and assessment study of the area be undertaken.

Shakti Duggal, 7531 10th Avenue, Burnaby, spoke in favour of the proposed rezoning application and advised that affordable housing is needed. The speaker advised that she is inspired by a union that would develop a site with 292 units where 50% will be affordable, that provides community spaces, a sustainable building, bike storage and a safe and affordable home.

Dianne DesRosiers, 7072 Inlet Drive, Burnaby, spoke in support of the proposed rezoning application, as 50% of the units will be locked as affordable housing units. The speaker advised that seniors and single parents could improve their quality of life and financial security if this project is approved.

Shirley Sinclair, 5430 Portland Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker noted that the project is far from parks and does not provide any outdoor space for children. In addition, Ms. Sinclair noted that the City owns many properties and feels that these properties should be considered instead. Ms. Sinclair further advised that Palm Avenue is a very narrow lane and expressed concerns with traffic congestion and safety for children in the area.

Eva Szefer, 5127 Irving Street, Burnaby, spoke in support of the proposed rezoning application and noted that any type of proposal to get additional housing should be adopted. The speaker inquired if any of the units are for people with disabilities, and asked what the expected rates will be and what the criteria will be for allocating the units.

Monica Urrutia, 7975 15th Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker advised that secured below market rental housing is a critical need in Burnaby and noted that having access to safe and licensed quality space child care is important to families.

Abby Chernoff, 3970 Carrigan Court, Burnaby, spoke in support of the proposed rezoning application. The speaker expressed concern with the rising cost of rent and noted this type of project is an opportunity to increase affordable housing and should be approved.

Enda Brophy, 4342 Oxford Street, Burnaby, spoke in support of the proposed rezoning application. The speaker advised they would like to see the City keep up the good work by approving similar projects. Mr. Brophy stated that average rents in Burnaby have gone up almost 17% in the last year, and further noted that the affordable child care attached to this project provides more of the social infrastructure that woman and families need.

Richard Stanley, 4391 Grange Street, Burnaby, spoke in support of the proposed rezoning application. Mr. Stanley advised that this project is in the right location, near the skytrain, making it easy to use sustainable transportation. The fact that the project also has a child care facility attached is another positive. The speaker noted that density is the way of the future in the City, and this project is a step in the right direction.

Jimmy Chow, 4652 Victory Street, Burnaby, spoke in opposition to the proposed rezoning application and stated that he is against having towers south of Imperial Avenue. Mr. Chow advised that traffic at Imperial Avenue and Nelson Street, and Nelson Street and Royal Oak Avenue, is already heavily congested. Mr. Chow noted that if this project goes ahead, the added cars in the area as a result of these towers, in addition to the child care pick up and drop off, will increase traffic in the area and decrease traffic safety.

Henry Ericson, 4679 Fernglen Avenue, Burnaby, spoke in favour of the proposed rezoning application and noted the need for affordable housing in Burnaby. This project is in a good location with close proximity to rapid transit, in an area that is currently commercial, with no displacement of residents. The speaker noted there may be an opportunity for the project to add additional agricultural elements like rooftop gardens, which would be an additional asset to the project.

Barry Waterlow, 5250 Victory Street, Burnaby, spoke in opposition of the proposed rezoning application, as he believes that infrastructure is not keeping pace with the development in the City. Mr. Waterlow noted that the City is lacking in cultural facilities, apart from the libraries, and noted it is important to provide these opportunities in Burnaby.

Caroline Kent, 4213 Castlewood Crescent, Burnaby, spoke in support of the proposed rezoning application and advised that the BCGEU is a longtime supporter of the \$10/day childcare plan, and this affordable child care facility will be accessible and supported. The speaker believes it is important to support this

project so that people can enjoy living in Burnaby without an overwhelming financial burden.

Murray Martin, 7235 Salisbury Avenue, Burnaby, spoke in support of the proposed rezoning application on behalf of BC Acorn. Mr. Martin, noted that there are many positives with this project such as a high proportion of family sized units; affordable units; close to rapid transit; child care spaces; and no one is being displaced.

Anushay Malik, 9118 University Crescent, Burnaby, spoke in support of the proposed rezoning application. The speaker noted how important it is to have affordable housing close to transit and child care.

Lorraine McIntyre, 3775 Edinburgh Street, Burnaby, spoke in support of the proposed rezoning application and noted that the two towers and units proposed will be built using green economics, largely running with electricity and green initiatives. In addition, the speaker noted that 50% of the units will be affordable.

** Councillor Dhaliwal left the meeting at 7:00 p.m. and returned at 7:03 p.m.*

Wes Regan, 6745 Station Hill Court, Burnaby, spoke in support of the proposed rezoning application, and read a letter of support he had submitted previously. The speaker noted that this project could set a positive precedent providing a learning opportunity and problem solving solutions for other organizations interested in the same type of project. Mr. Regan advised that approving this development will demonstrate that Council is committed to the recommendations of the Mayor's Task Force on Community Housing.

Marcel Marsolais, 8087 14th Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker stated that he was disappointed to see that a petition was circulated against this project, as the development provides much needed affordable housing units.

Angela Mason, 9018 Mila Place, Burnaby, spoke in support of the proposed rezoning application.

Janet Filippelli, 6659 Southoaks Crescent, Burnaby, spoke in support the proposed rezoning application and noted the need in Burnaby for affordable housing and the speaker believes the development would be a benefit to the neighbourhood, providing affordable housing to elderly and disabled individuals.

Sergio Moyer, 7465 Sandborne Avenue, Burnaby, spoke in support of the proposed rezoning application and noted that this project enhances the community by providing affordable housing, child care spaces, incorporating green initiatives, is well located close to transit.

Valerie Bison, 7341 19th Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker noted that this project is in line with the Mayor's Task Force on Community Housing.

Sana Poornasiri, 6759 Willingdon Avenue, Burnaby, spoke in support the proposed rezoning application. The speaker noted that this project provides affordable housing, child care spaces and is close to transit.

Devood Ghaemi, 6455 Willingdon Avenue, Burnaby, spoke in support of the proposed rezoning application and the need for this type of affordable housing.

**Councillor Gu left the meeting at 7:18 p.m. and returned at 7:20 p.m.*

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in support of the proposed rezoning application, as it will not displace any residents.

** Councillor Calendino left the meeting at 7:20 p.m.*

Trevor Davies, 6878 Southpoint Drive, Burnaby, spoke in support of the proposed rezoning application and stated that he feels this is the type of development needed for affordable housing as it incorporates so many great elements.

**Councillor Calendino returned to the meeting at 7:24 p.m.*

Jonny Sopotiuik, 7924 Goodlad Street, Burnaby, spoke in support of the proposed rezoning application and advised that this project is life changing for residents, and hopefully will start a trend for new rental developments.

Rebekah Dooley, 876 Maple Grove Crescent, Burnaby, spoke in support of the proposed rezoning application and advised that she is strongly in favour of the project, which will bring much needed affordable housing and additional child care spaces to Burnaby.

Emert Davis, 4468 Dawson Street, Burnaby, spoke in support of the proposed rezoning application. The speaker noted that this is a progressive project with units of various sizes, in an ideal location, and will provide additional child care spaces.

Erik van Fleet, 1032 St. Andrews Street, New Westminster, spoke in support of the proposed rezoning application. The speaker advised that the availability of affordable housing is critical for the growth of the City.

** Councillor Jordan left the meeting at 7:35 p.m.*

Jasmine Nichlsguesdo, 4353 Halifax Street, Burnaby, spoke in support of the proposed rezoning application. The speaker noted the innovative design of the project, which will provide 292 units below market rental. The speaker further noted

that the traffic issues can be dealt with overtime but people and housing should come first, and encouraged Council to seek out more of these types of projects.

Teresa Rossiello, 9756 Still Creek Avenue, Burnaby, spoke in support of the proposed rezoning application and noted the need more housing. This project provides more housing and more importantly affordable rental housing. In addition, the speaker noted the 49 child care spaces that will be provided with this project.

** Councillor Jordan returned to the meeting at 7:40 p.m.*

Amrita Parmar, 3883 Laurel Street, Burnaby, spoke in support of the proposed rezoning application. The speaker noted the need for safe and accessible affordable housing in Burnaby.

Ed Kent, 9259 Holmes Street, Burnaby, spoke in support of the proposed rezoning application and advised that this project has many positives.

Jennifer Ekabani, 7169 Bridgewood Drive, Burnaby, spoke in support of the proposed rezoning application and advised that Burnaby needs more affordable housing.

Illyeen Jameel, 8888 University Drive, Burnaby, spoke in support of the proposed rezoning application and noted the importance of providing affordable housing near accessible transit.

Colin Smith, 4045 Napier Street, Burnaby, spoke in support of the proposed rezoning application. Mr. Smith advised that it is an important affordable housing project, located in the right place and providing affordable child care.

Paul Dayson, 3008 Carina Place, Burnaby, spoke in support of the proposed rezoning application and noted that this project is important as it not only provides affordable housing but provides affordable family size units.

Becky Lupton, 8518 Timber Court, Burnaby, spoke in support the proposed rezoning application and noted that affordable housing is needed in Burnaby. The speaker stated that she hopes this project becomes a model for other unions and organizations to follow in the future.

Anna Cudnowsky, 4222 Napier Street, Burnaby, spoke in support the proposed rezoning application. The speaker noted that her neighbourhood has changed in a positive way with the increased population in the area due to the increased density with well utilized parks, recreation centres and schools. The speaker noted that this project is an opportunity to model a project that provides efficient, effective, affordable housing, affordable child care and green initiatives.

Claire Preston, 6644A Canada Way, Burnaby, spoke in support of the proposed rezoning application. The speaker noted that this project provides affordable housing, affordable child care, family size units, and green initiatives. Affordable housing opportunities like this will allow people to stay in Burnaby and not be forced out due to high rent.

Ava Nasiri, 3994 Nithsdale Street, Burnaby, spoke in support of the proposed rezoning application. The speaker noted that she worked on a youth Think Tank in 2019 on the Transport 2050 plan for Translink. The focus group found that the number one concern was with zoning and with the expansion of transit, low income families would be pushed out of the Metro Vancouver area. The speaker hopes that this project sets a standard with providing 50% affordable housing.

Michelle Lung, 2020 Bellwood Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker noted that young people are unable to stay in Burnaby at current rental rates and affordable housing is needed.

Derek Sahota, 9191 University Crescent, Burnaby, spoke in support of the proposed rezoning application and noted that affordable housing is needed.

Angela Boscario, 388 Kaslo Street, Vancouver, spoke in support of the proposed rezoning application. The speaker noted that Burnaby needs affordable housing near transit stations, where density makes sense and where it is not displacing current tenants.

Trevor Corbett, 7072 Inlet Drive, Burnaby, spoke in support of the proposed rezoning application. The speaker noted the project provides affordable family units that will keep families in Burnaby.

Larni De Los Reyes 7235 Salisbury Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker noted the need for affordable family housing.

Murray Martin, 7235 Salisbury Avenue, Burnaby, spoke for a second time in support of the proposed rezoning application. The speaker advised that the Mayor's Task Force on Community Housing noted the need to fast-track developments that provide affordable housing, and stated that this project is the type of project referenced.

Katy Alkins-Jang, 7187 Dunblane Avenue, Burnaby, spoke for a second time in opposition to the proposed rezoning application and noted the following concerns: many residents speaking at the hearing do not live in Burnaby or the area represented; currently this is a commercial area but is zoned for low-density housing; pressure on schools, community centres and traffic; lack of public

consultation with residents; zoning available for same project just one block away; and privacy impact to lower density housing in the area.

Karin Alzner, 3784 Spruce Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker noted the project itself is a positive one but advised that spot rezoning of the site would send a message to all developers that the Official Community Plan is meaningless and would cause speculation.

Trevor Corbett, 7072 Inlet Drive, Burnaby, spoke for a second time in support of the proposed rezoning application and noted that this development does not displace anybody.

MOVED BY COUNCILLOR HILLMAN
SECONDED BY COUNCILLOR GU

THAT this Public Hearing for Rez. #20-27, Bylaw No. 14433 be terminated.

CARRIED UNANIMOUSLY

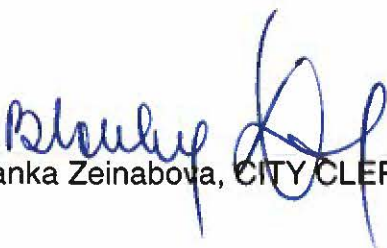
4. ADJOURNMENT

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR GU

THAT the Public Hearing meeting adjourn at 8:37 p.m.

CARRIED UNANIMOUSLY

Mike Hurley, MAYOR


Blanka Zeinabova, CITY CLERK