



PUBLIC HEARING

MINUTES

Tuesday, May 31, 2022, 5:00 p.m.

VIA ZOOM OR IN-PERSON

Council Chamber, Burnaby City Hall

4949 Canada Way, Burnaby, BC V5G 1M2

- PRESENT:**
- Councillor Colleen Jordan, Acting Mayor
 - Councillor Pietro Calendino
 - Councillor Sav Dhaliwal
 - Councillor Alison Gu
 - Councillor Mike Hillman
 - Councillor Joe Keithley
 - Councillor James Wang
- ABSENT:**
- Mayor Mike Hurley
 - Councillor Dan Johnston
- STAFF:**
- Mr. Dipak Dattani, General Manager Corporate Services
 - Mr. Ed Kozak, General Manager Planning & Development
 - Mr. Johannes Schumann, Director Development, Neighbourhood Planning and Urban Design
 - Ms. Blanka Zeinabova, City Clerk
 - Ms. Elaine Wong, Executive Assistant to the Mayor
 - 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

Acting Mayor Colleen Jordan, called the Open meeting to order at 5:00 p.m.

Acting Mayor Colleen Jordan, recognized the ancestral and unceded homelands of the hən̓d̓emíñəm 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. HERITAGE DESIGNATION AND HERITAGE REVITALIZATION AGREEMENT

3.1 Burnaby Heritage Designation Bylaw No. 1, 2021 - Bylaw No. 14362

6079 Canada Way

Purpose: to designate Captain William Eyres Residence as a protected heritage site and authorize the listing of the subject property on the Burnaby Community Heritage Register as Protected Heritage property

No correspondence was received in response to the proposed heritage designation bylaw.

No speakers appeared before Council in response to the proposed heritage designation bylaw.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for heritage designation of Captain William Eyres Residence, Bylaw No. 14362 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Heritage Revitalization Agreement Bylaw No. 1, 2021 - Bylaw No. 14363

6079 Canada Way

Purpose: to provide for the retention and protection of the Captain William Eyres Residence by ensuring conservation of the resource and providing variances to the Zoning Bylaw to permit subdivision and development of the existing R1 Residential District property as a City heritage site

No correspondence was received in response to the proposed heritage revitalization agreement bylaw.

No speakers appeared before Council in response to the proposed heritage revitalization agreement bylaw.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR GU

THAT this Public Hearing for heritage revitalization agreement bylaw for the Captain William Eyres Residence, Bylaw No. 14363 be terminated.

CARRIED UNANIMOUSLY

4. ZONING BYLAW AMENDMENTS

4.1 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 12, 2022 - Bylaw No. 14446

Rez. #17-03

3405 Willingdon Avenue

From: CD Comprehensive Development District (based on the P6 Regional Institutional District and B2 Urban Office District)

To: CD Comprehensive Development District (based on the RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, and B2 Urban Office District as guidelines and in accordance with the master plan entitled "Willingdon Lands Master Plan" prepared by IBI Group)

Purpose: to establish a conceptual Master Plan and Design Guidelines for the Willingdon Lands to guide further site specific rezoning applications for the construction of a multi-phased residential, commercial, film studio, and office development over four main phases

Applicant: ADC Management LP

Eleven (11) letters were received in response to the proposed rezoning application:

1. Mike Peel, 4776 Willowdale Place, Burnaby
2. Jayden Joubert, 5262 Beresford Street, Burnaby
3. Ethan Woo, 5262 Beresford Street, Burnaby
4. Cara Wong, 7656 McKay Avenue, Burnaby
5. Roberto Bayaban, 6780 Dow Avenue, Burnaby
6. Anupinder Hura, 6488 Marine Drive, Burnaby
7. Arianne Wendie Lim, 7433 16th Street, Burnaby

8. P. Paydafar, 3896 Laurel Street, Burnaby
9. Michael Fischer, 5455 Monarch Street, Burnaby
10. Joshua Villanueva, 5610 Donovan Avenue, Burnaby
11. Nathan Mah, 6338 Palace Place, Burnaby

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

Parviz Paydafar, 3896 Laurel Street, Burnaby, appeared before Council noting that more community involvement is needed, as this development will have a large impact on the City.

Matt Thomas, 3120 Takaya Drive, North Vancouver, appeared before Council and advised that he is a member of the Tseil-Waututh Nation who are responsible for the project. The speaker advised that he is proud of the project and feels the project will benefit the community by providing jobs, housing, diverse business opportunities, and retail space.

Parvin Chami, 3700 Kalyk Avenue, Burnaby, appeared before Council and advised that she was speaking on behalf of the Friends of Discovery Park Advisory Committee. The speaker expressed concerns with the increase of noise, traffic, and environmental impacts the project would have. The speaker noted that there is very little green space left in this part of Burnaby and the right balance must be achieved between buildings and green spaces.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in favour of the proposed rezoning application. Ms. Madison noted that it is time that we give indigenous people who own the land an opportunity for economic profit.

Chief Wayne Sparrow, 4120 Mali Avenue, Vancouver, spoke on behalf of the Musqueam First Nations in support of the proposed rezoning application. Chief Sparrow emphasized that the First Nations as stewards of the land, will ensure that any environmental concerns are addressed within the project. Chief Sparrow further noted the project balances social, cultural, and economic self-determination for the Nations with the City's land use and sustainability objectives, and the City's commitment to truth and reconciliation.

MOVED BY COUNCILLOR DHALI WAL
SECONDED BY COUNCILLOR GU

THAT this Public Hearing for Rez. #17-03, Bylaw No. 14446 be terminated.

CARRIED UNANIMOUSLY

4.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13, 2022 - Bylaw No. 14447

Rez. #18-32

9850 Austin Road, 9858/9898 Gatineau Place and portion of Gatineau Place road right-of-way

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, Lougheed Town Centre Plan as guidelines and in accordance with the development plan entitled "Pinnacle Lougheed" prepared by JYOM Architecture)

Purpose: to permit the construction of a high-density, mixed-use commercial/residential development that includes two strata residential buildings atop a retail/office podium

Applicant: Pinnacle International

Six (6) letters were received in response to the proposed rezoning application:

1. Judith Albert, 3737 Bartlett Court, Burnaby
2. John Boyarski, 3737 Bartlett Court, Burnaby
3. Carmen Bressanutti, (no address provided)
4. Carla Graebner, 9380 Cardston Court, Burnaby
5. *(Writer requested redaction of name and address)*
6. Joel Gibbs, 6535 Burlington Avenue, Burnaby

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

Paul Robertson, 3846 Carrigan Court, Burnaby, spoke and inquired as to the reference to a transit pass subsidy available for 15% of the strata units for two months, and further questioned how the subsidy will be distributed.

Staff advised that the 15% is an established practice that has been in implementation for the past ten years. Staff advised that the developer is responsible to provide an endowment for funding the 15% and it is provided on a first come, first serve basis.

Carla Graebner, 1980 Cardston Court, Burnaby, spoke and requested that this project be considered with Rez.#20-19 – 3846 Carrigan Court, as the Carrigan Court development is directly effected by the transfer of density from Gatineau Place.

Lorraine Siem, 3970 Carrigan Court, Burnaby, spoke and queried whether there was a need for this density in the community taking into account the current growth at the City of Lougheed. Ms. Siem further questioned the fact that 62% of the units will be only 1 bedroom, which she feels does not fit the needs of the community. In closing, the speaker noted that she would prefer that the developer provided the requirement for rentals on the Austin/Gatineau site.

Lyle Crawford, 3970 Carrigan Court, Burnaby appeared before Council and spoke in opposition to the rezoning application.

Zainab Bensitel, 3970 Carrigan Court, Burnaby, appeared before Council and expressed concerns that the project is going ahead without taking into account the needs of the community and the ability of the community to deal with the outcomes of the project

Adil Dalanji, 3970 Carrigan Court, Burnaby, appeared before Council and inquired as to the land adjacent to the development that is owned by BC Transportation and Finance Authority, which does not allow for this density. The speaker noted that the project has gone from three towers to four towers. Mr. Bensitel requested that Council take into account the entire plan for this area by the developer which is to have a total seven towers spread out between rezoning application and application Rez.# 20-18.

Abby Demers, 3970 Carrigan Court, Burnaby, spoke in opposition to the rezoning application. The speaker inquired whether profits are the only reason the developer does not reduce density.

Lorraine Siem, 3970 Carrigan Court, Burnaby, spoke for a second time and noted her concerns with the inability for the school system to support the influx of children that would be a result of the increased density.

Ali Nimji, 3970 Carrigan Court, Burnaby, spoke in support of the rezoning application and noted that the transfer of density is a good idea and works well in this instance.

**Councillor Keithley left at 6:23 p.m.*

Jessica Lau, 3970 Carrigan Court, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application.

**Councillor Keithley returned at 6:24 p.m.*

*Councillor Gu left at 6:26 p.m.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #18-32, Bylaw No. 14447 be terminated.

CARRIED UNANIMOUSLY

4.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2022 - Bylaw No. 14448

Rez. #20-18

3846 Carrigan Court

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM3s Multiple Family Residential District, RM3r Multiple Family Residential District, RM5r Multiple Family Residential District and Lougheed Town Centre Plan as guidelines and in accordance with the development plan entitled "Carrigan Court" prepared by Bingham + Hill Architects)

Purpose: to permit the construction of one high-rise residential strata building and two non-market residential rental buildings

Applicant: Pinnacle International

Fifty-nine (59) letters were received in response to the proposed rezoning application:

1. Marlene Bockmann, 3980 Carrigan Court, Burnaby
2. Tish Van Horn, 9280 Salish Court, Burnaby
3. Jean Spencer, 3901 Carrigan Court, Burnaby
4. Aimee Chan, 3755 Barlett Court, Burnaby
5. Anita Bedo, 3901 Carrigan Court, Burnaby
6. Bernice Zaharichuk, 3970 Carrigan Court, Burnaby
7. Alison Wagler, 9202 Horne Street, Burnaby
8. Donna Melgaard, 3970 Carrigan Court, Burnaby
9. Clarence Liew, 3970 Carrigan Court, Burnaby
10. Connor Dutra, 3970 Carrigan Court, Burnaby
11. Jozsef Sirak, 3970 Carrigan Court, Burnaby
12. Eun Joo Kim & Min Woo Lee, 3970 Carrigan Court, Burnaby

13. Elizabeth Lemma, 1655 Haro Street, Vancouver
14. Neda Shekarian, 3970 Carrigan Court, Burnaby
15. Benjamin Soomer, 3755 Bartlett Court, Burnaby
16. Jeehyun Song, 3970 Carrigan Court, Burnaby
17. Esmail Vahabzadeh Roudsari, 3970 Carrigan Court, Burnaby
18. Zorica Kotur, 3940 Carrigan Court, Burnaby
19. Parisa Golahmadinia, 3970 Carrigan Court, Burnaby
20. Hamid Azimi, 3970 Carrigan Court, Burnaby
21. Melody Azimi, 3970 Carrigan Court, Burnaby
22. Xiaodong Qiao, 3970 Carrigan Court, Burnaby
23. Art and Joan Ladera, 3970 Carrigan Court, Burnaby
24. Yutao Lin & Shaohua Xu, 3970 Carrigan Court, Burnaby
25. Lyle Crawford, 3970 Carrigan Court, Burnaby
26. Larry Grover, 3970 Carrigan Court, Burnaby
27. Grant Wells, 3970 Carrigan Court, Burnaby
28. Wen Yang, 3970 Carrigan Court, Burnaby
29. Nahid Chavoshi, 3970 Carrigan Court, Burnaby
30. Breanna Cheek, 3970 Carrigan Court, Burnaby
31. Judith Albert, 3737 Bartlett Court, Burnaby
32. Aryo Falakrou, 3970 Carrigan Court, Burnaby
33. Jeremy and Julia Bottein, 3970 Carrigan Court, Burnaby
34. John Boyarski, 3737 Bartlett Court, Burnaby
35. Daria Sobol, 3836 Carrigan Court, Burnaby
36. Linda Wang, 3970 Carrigan Court, Burnaby
37. Nicholas Steward, 3970 Carrigan Court Burnaby
38. Jason Behzad Beh, *(no address provided)*
39. Rozenberg Kar, *(no address provided)*
40. Agartee Van, *(no address provided)*
41. Abolghasem Aliov, 3970 Carrigan Court, Burnaby
42. Nicholas Perez, 3970 Carrigan Court, Burnaby
43. Leung Ho, 3970 Carrigan Court, Burnaby
44. Aaron Buckley, 3371 Bartlett Court, Burnaby
45. Daisy Brown, 1152 Fulton Avenue, West Vancouver
46. Carla Graebner, 9380 Cardston Court, Burnaby
47. Zaineb Bensitel, 3970 Carrigan Court, Burnaby
48. Eryka Jankowska, 3970 Carrigan Court, Burnaby
49. Blain Lowden, 3970 Carrigan Court, Burnaby
50. Paul Christman, 3846 Carrigan Court, Burnaby
51. Milos Durdevic, 3970 Carrigan Court, Burnaby
52. Meghna Iyer, 3970 Carrigan Court, Burnaby

- 53. Angela Nowak, 3901 Carrigan Court, Burnaby
- 54. S Kelly Maloney, 3970 Carrigan Court, Burnaby
- 55. Aarya I, (no address provided)
- 56. Kartik I, (no address provided)
- 57. Colleen Campbell, 3970 Carrigan Court, Burnaby
- 58. Lorraine Siem, 3970 Carrigan Court, Burnaby (two submissions)
- 59. Glenn McLaughlin, 3901 Carrigan Court, Burnaby

**Councillor Gu returned at 6:27 p.m.*

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

Zainab Bensitel, 3970 Carrigan Court, Burnaby, appeared before Council and noted that as a homeowner, her and her partner made a decision to purchase a home in the area after careful review of the City's master plan. The speaker feels the project will impact the homeowners and the community in a negative way. The speaker noted the importance of creating a sustainable and balanced environment for citizens.

Adil Dalahni, 3970 Carrigan Court, Burnaby, appeared before Council and noted that as a homeowner he plans to live in the area for years to come, and asked that the entire development of both Rez.# 20-18 and Rez. # 18-32 be looked at together, noting the effect on quality of life to those in the neighbourhood.

Bill Gerdu, 3980 Carrigan Court, Burnaby, spoke in opposition to the development expressing concerns with the need to maintain the current environment of the area, the lack of infrastructure to support the development, and the inability to provide appropriate community resources to support the densification.

Carla Graebner, 9280 Cardston Court, Burnaby, spoke in opposition to the development and noted that the area is a mixed residential neighbourhood and that this level of density is not proportional to the area. The speaker noted that the cul-de-sac that Carrigan Court is located on will not accommodate the increased parking and traffic.

Alison Jones, 3836 Carrigan Court, Burnaby, spoke and inquired as to the developments effect on the environment and the plans for removal of trees and how the ecosystem will be impacted in the neighbourhood.

Abby Dermas, 3170 Carrigan Court, Burnaby, spoke and expressed concern with the lack of parking currently in the neighbourhood and asked Council to take into account the need for additional visitor parking.

Paul Robertson, 3846 Carrigan Court, Burnaby, inquired as to the allocation of parking spaces to the rental units and how they will be reallocated to those in the Tenant Assistant program.

**Councillor Calendino left at 7:02 p.m.*

Tais, 3970 Carrigan Court, Burnaby, spoke and expressed concerns regarding access to resources such as child care and after school programs for her children.

**Councillor Calendino returned at 7:05 p.m.*

Alison Wagler, 9202 Horne Street, Burnaby, spoke in opposition to the rezoning, and stated the additional density in the neighbourhood will change the neighbourhood and bring additional traffic. The speaker encouraged Council to visit the neighbourhood in order to appreciate the green space and the need to preserve it.

Matthew Shutler, 3901 Carrigan Court, Burnaby, spoke and noted he was happy to see additional rental units in the neighbourhood but stated his concerns with traffic and safety issues in the neighbourhood, and hoped that there is attention paid to connecting the library, school and recreation centre by providing pedestrian access over Lougheed Highway in the form of a pedestrian bridge or tunnel.

Elizabeth Forbes, 9521 Cardston Court Burnaby, spoke and expressed concern with the development and inquired if traffic during the construction phase would be restricted to the new Lougheed access and not be routed by Keswick Park.

Lorraine Siem, 3970 Carrigan Court, Burnaby, spoke and expressed concerns regarding the current lack of parking and the narrow street that is already very busy. Ms. Siem noted that there is dumping on her street and advised that with an additional 900 units on the street the dumping will increase. The speaker noted that as a homeowner who bought her property with a view she has concerns about loss of view and daylight to large high-rises.

Paul Robertson, 3846 Carrigan Court, Burnaby, spoke for a second time and noted that when Lougheed Highway was being constructed the start time for construction was supposed to be 7:00 a.m. and noted that it often started prior to that. The speaker hopes that during the construction phase the start times are enforced.

Kartik Iyer, 3970 Carrigan Court, Burnaby, spoke and noted that this project will have a negative effect on his quality of life and requested that the heights of the building be reviewed to ensure the shadowing concern is mitigated. The speaker noted concerns with the narrow road, dumping, parking, and traffic safety concerns with increased vehicles around the park area.

Alison Jones, 3836 Carrigan Court, Burnaby, spoke for a second time and inquired where the road was going through and which properties would be effected. In addition, the speaker noted that dumping is a large problem already in the area and that the City should take that into account.

Carla Graebner, 9280 Cardston Court, Burnaby, spoke for a second time and reiterated her concerns regarding the density transfer in relation to the development being proposed.

Elizabeth Forbes, 9521 Cardston Court, Burnaby, spoke for a second time and inquired as to the new road connecting Lougheed Highway.

Zainab Bensite!, 3970 Carrigan Court, Burnaby, spoke for s second time and inquired if Pinnacle also owns the adjacent property on Carrigan Court.

Lorraine Siem, 3970 Carrigan Court, Burnaby, spoke for a second time and inquired if the traffic circle at Carrigan Court can be widened and if there will be additional free street parking from the traffic circle to Lougheed Highway.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #20-18, Bylaw No. 14448 be terminated.

CARRIED UNANIMOUSLY

4.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2022 - Bylaw No. 14449

Rez. #21-31

4818, 4828 Dawson Street, 2285, 2311 Delta Avenue, and 2316 Beta Avenue

From: CD Comprehensive Development District (based on RM4s, RM5s Multiple Family Residential District and P2 Administration and Assembly District) and P3 Park and Public Use District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District and the Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Concord Brentwood 3" prepared by GBL Architects Inc.) and P3 Park and Public Use District

Purpose: to permit the construction of Phase 3 of the Concord Brentwood Site over two sub-phases (3A and 3B), comprised of four high-rise residential strata buildings, one non-market residential rental building, and street-fronting retail atop underground parking, as well as creating the future City park

Applicant: Concord Brentwood (Nominee) Ltd.

Five (5) letters were received in response to the proposed rezoning application:

1. Paul Britton, 2289 Yukon Crescent, Burnaby
2. Amir Ghazi, 2311 Beta Avenue, Burnaby
3. *(Writer requested redaction of name and address)*
4. Joel Gibbs, 6535 Burlington Avenue, Burnaby
5. Christopher Tai, 4723 Dawson 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, spoke in opposition to the rezoning and noted that it is a large high-rise development that won't provide low income housing.

Katia Fermon, 4728 Dawson Street, spoke in opposition to the development and noted that it would not provide shared/mutual space in the neighbourhood. The development during the construction phase will increase noise, traffic and create issues for pedestrians. The speaker queried whether there would be green space realized as part of this site.

**Councillor Hillman left at 7:53 p.m. and returned at 7:54 p.m.*

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #21-31, Bylaw No. 14449 be terminated.

CARRIED UNANIMOUSLY

4.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 16, 2022 - Bylaw No. 14450

Rez. #19-32

3755 McGill Street

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District, and R5 Residential District)

To: Amended CD Comprehensive Development District (based on RM5r Multiple Family Residential District, P5 Community Institutional District, C1 Neighbourhood Commercial District, and R5 Residential District, and in accordance with the development plan entitled "Seton Villa 3755 McGill Street Burnaby, BC" prepared by Eitaro Hirota Architecture Inc.)

Purpose: to permit the construction of a new seniors' supportive housing building on the site, to the north of the existing Seton Villa tower and to the west of Overlynn Mansion

Applicant: Eitaro Hirota Architecture Inc.

Fifty-five (55) letters, including three (3) petitions containing 151 signatures, 34 signatures and 3 signatures were received in response to the proposed rezoning application:

1. Marina Wilson, 3755 McGill Street, Burnaby
2. Lilian and Ken Marzocco, 2149 Northshore Road, Bellingham
3. Bob Lewarne, 3711 142 Street, Surrey
4. Bonnie Moriarty, Elizabeth Fry Society of Greater Vancouver, 402 E. Columbia Street, New Westminster
5. Luca Tinaburri, 3740 McGill Street, Burnaby
6. Sharon Ramsey, 4155 Trinity Street, Burnaby
7. Linda Forsythe, c/o Tazul Ali, Voices of Burnaby Seniors Society PO Box 72117, Old Orchard RPO, Burnaby
8. Leslie Gaudette, PO Box 26036 RPO Langley Mall, Langley
9. Nancy Brignail, 2724 Yale Street, Vancouver (*two submissions*)
10. Shirley Cohn, 4473 Samara Court, Burnaby
11. Gabriel Mark Hasselbach, 3811 Hastings Street, Burnaby
12. Bernadette Liem, 3755 McGill Street, Burnaby
13. Bob Scott, 3755 McGill Street, Burnaby
14. Donna Anderson, 3755 McGill Street, Burnaby
15. Elsie Holst, 3755 McGill Street, Burnaby
16. Elvira Sontellit, 3755 McGill Street, Burnaby
17. Gardiner and Schitra Wilson, 3755 McGill Street, Burnaby
18. Joyave Lightheart, 3755 McGill Street, Burnaby
19. Joyce Hrechka, 3755 McGill Street, Burnaby
20. Marion Wood, 3755 McGill Street, Burnaby
21. Mary Odegaarden, 3755 McGill Street, Burnaby

22. Remo Guolo, 3755 McGill Street, Burnaby
23. Debbie and Craig Reid, 420 Boundary Road North, Burnaby
24. Brendan O'Leary, 4133 McGill Street, Burnaby
25. Kau'i Keliipio, 4086 Eton Street, Burnaby
26. Michael Warsh, 4086 Eton Street, Burnaby
27. Nella and Les Potgiesser, 3722 Trinity Street, Burnaby
28. John Martincic, 7440 Mark Crescent, Burnaby
29. Ruth Hardy, 3776 Yale Street, Burnaby
30. Jim Kozak, 324 Boundary Road, Burnaby
31. Barbara Kendal, 9000 Ash Grove Crescent, Burnaby
32. Jacqui Kattler, 4255 Parkwood Crescent, Burnaby
33. Meraut Aryan Khoshnevis, 1145 29th Street East, North Vancouver
34. Vivienne Chen, Seton Villa Retirement Centre, 3755 McGill Street, Burnaby
(submitted petition with 151 signatures)
35. *No name provided*, 3755 McGill Street, Burnaby
36. Gail Bongalis, 3645 Triumph Street, Vancouver
37. Lee-Anne Michayluk, More Than a Roof Housing Society, 1515 Charles Street, Vancouver
38. Bernice Zahariachuk & James Johnson, *(no address provided)*
39. Marilyn Noort, 4119 Trinity Street, Burnaby
40. Avril M. Fishburne, 3557 McGill Street, Burnaby
41. Judy White, 3760 McGill Street, Burnaby
42. Charlene Janes, 3723 Trinity Street, Burnaby
43. Peter Udovicic, 3715 Trinity Street, Burnaby
44. Ryan Younger, *(no address provided)*
45. Chau Ho & Brad Valentine, 3745 Trinity Street, Burnaby
46. Cristina Unti, 424 North Boundary Road, Burnaby *(submitted petition with 34 signatures)*
47. Lorraine Copas, c/o Social Planning and Research Council of BC, Burnaby
48. Terry Mok, *(no address provided)*
49. Steven Petersson, c/o Petersson Planning Consulting, North Vancouver
50. Neil Firkins and Jacqueline Van Dyk, 3755 Trinity Street, Burnaby
51. Susan Luo, c/o Seton Villa Retirement Centre, Burnaby
52. Tricia Finley, 510 Burrard Street, Vancouver
53. Louann Paone, 1132 East Court, Burnaby
54. Dr. Panagiotis Galanopoulos, *(no address provided)*
55. Michele Cook on behalf of Trish and Frank Caldwell, Seton Villa Retirement Centre, Burnaby *(submitted petition with 3 signatures)*

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

**Councillor Dhaliwal left at 8:01 p.m. and returned at 8:02 p.m.*

Mehranz Takin, 3740 Alberta Street, Burnaby, spoke in support of the proposed rezoning application. The speaker advised that she purchased condo in 2008 which is close to Seton Villa. It is positive to have an option to stay in neighbourhood and age in place.

Golzar Ejadi, 1169 E. 27th Street, North Vancouver, spoke in support of the proposed rezoning on behalf of her grandmother. The speaker noted the ability for seniors to be part of a community, maintain their independence, and provide peace of mind for family members.

Ross Campbell, 3755 McGill Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that Seton Villa is not a long term care facility. The speaker further noted that seniors who require a wheelchair are currently unable to stay at Seton Villa as it is not wheelchair accessible. Seniors currently living there worry that if they lose their mobility they will have to find new housing. This expansion will allow seniors to age in place.

Dominic Flanagan, 3765 Edinburgh Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application which would provide affordable housing to seniors.

Shirley Brunke, 3761 Triumph Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted the positive connection with Seton Villa and the neighbourhood.

**Councillor Gu left at 8:21 p.m. and returned at 8:22 p.m.*

Pam Moodie, 5400 Madison Avenue, Burnaby, spoke in support of the proposed rezoning application noting the expansion would provide affordable housing and a wheelchair accessible building.

Theoni Pilarinos, 4276 Pandora Street, Burnaby, spoke in support of the proposed rezoning application specifically for the provision of affordable housing, and the proposed design.

Darin Froese, 7232 New Vista Place, Burnaby, spoke in support of the proposed rezoning application, and noted the positive service provided by the non-profit organization.

**Councillor Keithley left at 8:31 p.m.*

Barb Mikulec, 6908 Laurel Street, Vancouver, spoke in support of the proposed rezoning application. The speaker belongs to Council of Seniors Citizens Organization (COSCO) and noted this project is supported by the organization and

provides affordable housing, wheelchair accessibility, and specifically 48 wheelchair accessible units. In addition, the speaker noted the impact of the new building is minimal and the proponent addressed many concerns of the neighbourhood.

**Councillor Keithley returned at 8:34 p.m.*

Antonia Beck, 473 Elma Street, New Westminster, spoke on behalf of Burnaby Neighbourhood House, Burnaby Community Services, Burnaby Meals on Wheels, and Burnaby Seniors Outreach Society, in support of the proposed rezoning application. The speaker noted that this project provides affordable housing, and wheelchair accessible units.

Cathy Makihara, 2102 West 48th Avenue, Vancouver, spoke in support of the proposed rezoning application and noted she is a current member of Nikkei Seniors Health Care Society. The speaker noted the need for safe and affordable spaces to live, and provide a place for seniors to live independently and in a respectful community.

Richard Cook, 2689 Hardy Crescent, North Vancouver, spoke in support of the proposed rezoning application which will provide 48 affordable and accessible seniors units on the site. The speaker feels the expansion will have a positive impact on the neighbourhood.

Michael Battle, 3755 McGill Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted the importance of the community provided at Seton Villa, and the need for places where seniors can age in place.

Karen Scott, 3755 McGill Street, Burnaby, spoke in support of the proposed rezoning application and noted the need for the expansion and the provision of wheelchair access. The speaker noted that amenities provided at Seton Villa ensure the residents have access to services.

Kelly Bosello, 4124 McGill Street, Burnaby, spoke in support of the proposed rezoning application and the provision of affordable housing. The speaker stated that wheelchair accessible housing is needed and this project delivers 48 units that will allow seniors to age in place. The speaker read a letter from Mr. Wilson, a resident of Seton Villa, in support of the rezoning application.

Sadeka Khan, 3808 Pandora Street, Burnaby, spoke in support of the proposed rezoning application that provides affordable senior housing.

Dan Lenander, 4811 Pandora Street, Burnaby, spoke in support of the proposed rezoning application and noted that the application has been respectful to the

neighbourhood by addressing initial setback concerns, and noted the architecture and design of the expansion connects well with the neighbourhood.

**Councillor Gu left at 9:00 p.m.*

Darren Monette, 2672 Kingsford Avenue, Burnaby, spoke in support of the proposed rezoning application. The speaker noted Seton Villa provides a community for seniors to build relationships and the expansion will provide additional affordable housing and the opportunity for seniors to age in place.

**Councillor Gu returned at 9:03 p.m.*

Mina Bahmanyar, 1327 Keith Road East, North Vancouver, spoke in support of the proposed rezoning application as the expansion will provide additional affordable housing for seniors and wheelchair accessible units.

**Councillor Wang left at 9:03 p.m.*

Beverly Pitman, 1740 Alecada Street, Vancouver, spoke in support of the proposed rezoning application. The speaker advised the construction of affordable housing is not keeping up with population aging and this affordable housing is needed. In addition, the speaker noted the importance of the wheelchair accessible units.

**Councillor Wang returned at 9:08 p.m.*

Bob Scott, 3755 McGill Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application noting the need for assisted living facilities and wheelchair accessible buildings.

Barbara Spitz, 8879 Robins Court, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that this type of housing is needed on the site. Currently there are at least 90 people using walkers and the old building cannot accommodate wheelchairs. This expansion will allow seniors to age in place at Seton Villa.

Peggy Woodruff, 7554 Haszard Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that staying in the community as needs change is important for seniors.

Michelle Eldred, 6000 Colony Drive, Port Moody, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted the importance of having places like Seton Villa for seniors providing a place full of community, friendship, and a sense of independence. The wheelchair accessible units in this expansion are a logical next step that provides a place for seniors to age in place.

Patrick Gillan, 5290 Buckingham Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that families with aging parents in Seton Villa worry that their parents may suffer from mobility issues. The wheelchair accessible units that are included in this project will assist seniors providing a place to age in place.

Emily Amiguchi, 3755 McGill Street, Burnaby, spoke on behalf of a 104 year old Seton Villa resident in support of the proposed rezoning application as the wheelchair accessible units are much needed.

Joyce Stretchka, 3755 McGill Street, Burnaby, spoke in support of the proposed rezoning application. The speaker noted that Seton Villa provides an opportunity for her to feel independent but also allows for peace of mind to her and her family as it is a safe, affordable and well maintained facility. The expansion of Seton Villa with 48 wheelchair accessible units will allow seniors to age in place.

Michael Warsh, 4086 Eaton Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker noted concerns with the new parking lot, which is proposed a few short metres from neighbour's windows. As Seton Villa is a 24 hour operation this will affect the enjoyment, well-being, and quality of life for the neighbourhood.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in support of the proposed rezoning application and noted the need for safe, affordable and wheelchair accessible housing.

Written submissions were received from Maria Malmgren and Christina Modonese in support of Seton Villa for distribution to Mayor and Council.

Ryan Younger, 1373 Dovercourt Road, North Vancouver, appeared before Council and spoke in support of the proposed rezoning application as the expansion will provide 48 wheelchair accessible units.

Johneen McElroy, 2378 Alpha Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Seton Villa residents have a well established social network and this expansion will allow for the ability for seniors to age in place by providing the 48 wheelchair accessible units.

Fred Michael, 4205 Hazelwood Crescent, Burnaby, appeared before Council and spoke in support of the proposed rezoning application as it will allow elderly residents who need a wheelchair to stay in their neighbourhood and maintain the relationships developed.

Michele Cook, 2705 W. Georgia Street, Vancouver, spoke in support of the proposed rezoning application. The speaker submitted a petition signed by 19 seniors and 66 staff members from Seton Villa.

Craig Reid, 420 North Boundary Road, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker advised that his property is three properties west of the tower and his back garden is being shaded for most of the year. The speaker noted that he does not oppose an additional building on the property; however, he is opposed to the current expansion as it severely impacts 3726 Trinity Street. The severe impact of shadowing and truck noise will impact the property value. The speaker stated that he feels that Council should: examine the architectural plans; require that the Planning and Development Department prepare an objective report on the southeast location; require shadow modeling for the north central site be performed from 1 hour after sunrise until 10 a.m. and include the combined shadow cast by the new building and the tower; limit any planning on 3726 property line to bushes or shrubs maintained no higher than the existing six foot fence; and, prohibit large trucks from accessing the Seton Villa site prior to 10:00 a.m. while ensuring the prohibition is well signed and enforced by Burnaby Bylaw Officers.

**Councillor Keithley left at 9:49 p.m. and returned at 9:50 p.m.*

Debbie Reid, 420 North Boundary Road, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application on the existing site. The owners of 3726 Trinity will experience negative effects on their property if the proposal goes forward through loss of light and increased truck and street noise. The speaker noted the Planning and Development Department report of April, 2022 which indicated that an onsite presentation and neighbourhood engagement was undertaken. The report noted that as a result of the meetings and concerns raised with potential loss of landscaping in the southeast corner, the modified Trinity Street option was further designed. The speaker noted that the positive attributes of the southeast site that had been noted by the architect were not mentioned in the report. The speaker invited members of Council to visit the site.

Marika Albert, 1651 Commercial Drive, Vancouver, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted she is the Policy Director for the British Columbia Non-Profit Housing Association and advised that there are currently only 900 units of affordable housing in Burnaby available for seniors. The speaker noted that it is clear that these units are urgently needed.

Robert De Lazzari, 3715 Trinity Street, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker noted that

he lives directly across the street from Seton Villa and noted that this tower was never meant to be an assisted living facility. The speaker noted that the tower is over 50 years old and has long been at the end of its functional life and should not have been allowed to be utilized as is. Seismic upgrades, emergency power, sprinkler upgrades, hazardous materials removal, fire evacuation safety and elevator modernization are but a few of the costly upgrades that need to be addressed and solved. In addition there are safety and security issues with fire trucks having access to and from the sites and additional traffic to the facility which have seemingly not been part of the equation. The speaker noted that all of these issues have not been properly assessed or addressed. The speaker further noted that only the neighbours that surround the Seton Villa site know what it is like to live with the tower looming over, and what it is like to live by a facility run by Action Line Housing where deficiencies and poor neighbourhood interactions have been documented.

**Councillor Gu left at 10:12 p.m.*

Susan Luo, 6080 McKay Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that the project provides affordable housing for seniors that will allow them to age in place.

**Councillor Gu returned at 10:14 p.m.*

Catherine Porter, 8763 Ash Grove Crescent, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that Seton Villa has a long track record of service to the community. The speaker further noted there is an urgent need for seniors' affordable housing.

Sam Warsh, 3726 Trinity Street, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker noted that he is a northwest neighbour of Seton Villa and is west of the new facility. The speaker stated the following concerns: noise infractions from Seton Villa trucks operating prior to 7:00 a.m.; littering on his property; Seton Villa snow removal contractors dumping snow on his property; trucks from Seton Villa blocking his driveway so he can't use it; employees from Seton Villa playing loud music outside of his window at 5:00 a.m.; Seton Villa not addressing bylaw infractions; band practicing on weekends outside of his window; bylaw officers not following up on calls; garbage dumped on property by employees and contractors of Seton Villa; delivery trucks damaging his property while accessing Seton Villa; rodent feces on property from garbage dumps at Seton Villa; rude and verbal altercations with staff from Seton Villa; city staff denying his request to build a greenhouse in his already shadowed yard, knowing that the use of his yard will be even more reduced with further

shadowing from the expansion; and, inaccurate shadow drawings submitted by the architect.

MOVED BY COUNCILLOR HILLMAN

SECONDED BY COUNCILLOR KEITHLEY

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

CARRIED UNANIMOUSLY

Tiffany Ramsden, 3726 Trinity Street, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker stated that the current loading bay at Seton Villa makes the alleyway unsafe and is incredibly noisy beginning at 7:00 a.m., with industrial beeping of 40 foot semi-trucks and garbage trucks and further stated that the new proposal does not change that and actually expands the length that vehicles will be reversing in the alley. For years prior to this proposal, these services frequently broke the City bylaw by picking up waste and running industrial equipment outside of the allowed times. When contacted, the City was not able to send a Bylaw Officer until the next day. Once the City began to allow video and photo evidence the speaker was able to provide video evidence of garbage pick-up at 5:30 a.m. to the City Bylaw Department and a ticket was issued. The most recent infraction captured by the speaker was eight days ago when garbage was picked up on a statutory holiday prior to 7:00 a.m.

Melody Farbridge, 3861 Burke Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that the area is perfect for seniors and provides a beautiful walkway all the way around. The speaker noted that having wheelchair accessible units will allow for seniors to age in place.

Terry Trovic, 510 N. Boundary Road, Burnaby, appeared before Council and spoke in opposition to the application. The speaker noted that this is the right project in the wrong location. The speaker inquired if the residents are in favour of this development that will make them unable to use their patios and subject them to construction noise. The speaker further questioned the size of the building and the spoken need for a larger new complex that can provide more units. In closing, the speaker noted that Trinity Street already is a busy street and there is no stop sign or speed bumps, and stated he is concerned about increased traffic on Trinity Street.

Tara Shebashi, 3796 McGill Street, Burnaby, appeared before Council and noted that she is not in support of the southeast corner site expansion due to the loss of heritage trees. The speaker noted that the architect has been sensitive to the

neighbour's concerns and has made the new building aesthetically pleasing with an intimate garden space connecting the spaces.

Gail Bongalvas, 3645 Trillium Street, Vancouver, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that Seton Villa is a wonderful place that provides a much needed service.

**Councillor Keithley left at 10:49 p.m.*

Zena Veston, 4400 Buchanan Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that she is Chair of the Board of Directors for Action Line Housing Society which owns and operates Seton Villa. The 48 unit proposed for Seton Villa will be fully accessible for mobility challenged residents.

**Councillor Keithley returned at 10:54 p.m.*

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #19-32, Bylaw No. 14450 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT the Public Hearing recess at 10:58 p.m.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR GU

THAT the Public Hearing reconvene at 11:04 p.m.

CARRIED UNANIMOUSLY

4.6 Burnaby Official Community Plan Bylaw 1998, Amendment Bylaw No. 1, 2022 - Bylaw No. 14451

Purpose: to include both the Urban Village and Business Centre designations at 3405 Willingdon Avenue (the 'Willingdon Lands'), to facilitate the establishment of

a conceptual Master Plan in order to guide further site specific rezoning applications for the construction of a multi-phased residential, commercial, film studio, and office development

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

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

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in support of the proposed rezoning application.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR GU

THAT this Public Hearing for Official Community Plan Bylaw, Bylaw No. 14451 be terminated.

CARRIED UNANIMOUSLY

4.7 Burnaby Official Community Plan Bylaw 1998, Amendment Bylaw No. 2, 2022 - Bylaw No. 14452

Purpose: to remove 7271 Gilley Avenue from the Industrial Policy Framework of the OCP, in support of the proposed redevelopment of the Shri Guru Ravidass Community Centre on the site

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

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

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in support of the proposed rezoning application.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Official Community Plan Bylaw, Bylaw No. 14452 be terminated.

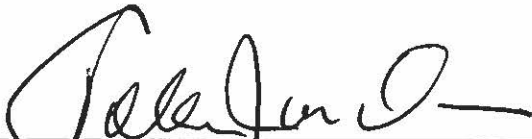
CARRIED UNANIMOUSLY

5. **ADJOURNMENT**

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR GU

THAT the Public Hearing meeting adjourn at 11:16 p.m.

CARRIED UNANIMOUSLY



Colleen Jordan, ACTING MAYOR



Blanka Zeinabova, CITY CLERK