



PUBLIC HEARING

MINUTES

Tuesday, June 28, 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 (*participated electronically*)
Councillor Alison Gu
Councillor Mike Hillman
Councillor Dan Johnston
Councillor Colleen Jordan
Councillor Joe Keithley
Councillor James Wang (*participated electronically*)

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. Kathryn Matts, Administrative Officer 2

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 Dhaliwal and Wang participated electronically.

His Worship, Mayor Mike Hurley, recognized the ancestral and unceded homelands of the hən̓q̓əmiñəm 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, 2022 - Bylaw No. 14454**

Rez. #21-34

4612, 4664 Lougheed Highway, 2040, 2140, 2150 Alpha Avenue

From: M1 Manufacturing District, R3 Residential District, CD Comprehensive Development District (based on M1 Manufacturing District, M5, M51 Light Industrial Districts, C2 Community Commercial District and P1 Neighbourhood Institutional District)

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 Neighbourhood Commercial District, P3 Park and Public Use District, M2 General Industrial District, the Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Grosvenor Brentwood Rezoning Phase 1 and 2" prepared by Perkins and Will Canada Architects Co.)

Purpose: to permit construction of the Grosvenor Brentwood Site over two main phases, including four high-rise market residential rental buildings and two high-rise strata residential buildings set atop non-market residential rental and commercial/retail podiums with underground parking, as well as a City Community Centre

Applicant: Perkins and Will Canada Architects Co.

Three (3) letters were received in response to the proposed rezoning application:

1. Christopher Tai, 4723 Dawson Street, Burnaby
2. Alexander Tam, 4650 Brentwood Blvd, Burnaby
3. Jason Tse, 4650 Brentwood Blvd, Burnaby

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

Leslie Madison, 5190 Hastings Street, Burnaby spoke in opposition to the rezoning application as there are too many towers being built and not enough affordable housing.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR HILLMAN

THAT this Public Hearing for Rez. #21-34, Bylaw No. 14454 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 18, 2022 - Bylaw No. 14455

Rez. #21-27

7271 Gilley Avenue

From: C2 Community Commercial District

To: CD Comprehensive Development District (based on P5 Community Institutional District, M5 Light Industrial District, and in accordance with the development plan entitled "Shri Guru Ravidass Center" prepared by Kumar Architecture Ltd.)

Purpose: to permit the redevelopment of the subject site for a place of public worship, food production, child care, and accessory uses

Applicant: Kumar Architecture Ltd.

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

No speakers appeared before Council in support or opposition to the proposed rezoning application.

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR GU

THAT this Public Hearing for Rez. #21-27, Bylaw No. 14455 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, 2022 - Bylaw No. 14456

Rez. #21-19

6622 and 6688 Willingdon Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Willingdon Rose Burnaby" prepared by B+H Architects)

Purpose: to permit the construction of a high-rise residential rental building, with a street-fronting podium that includes market and non-market rental units

Applicant: IDS Group

15 letters, including one letter with seven (7) signatories were received in response to the proposed rezoning application:

1. Daniel Haley, 6759 Willingdon Avenue, Burnaby
2. Patricia Adams, 6759 Willingdon Avenue, Burnaby
3. Steven Kozak, 6795 Willingdon Avenue, Burnaby
4. Joan Dunbar, 6689 Willingdon Avenue, Burnaby
5. Margaret Austin, 6689 Willingdon Avenue, Burnaby
6. Peter Ng, 6689 Willingdon Avenue, Burnaby
7. Robyn Edge, 6759 Willingdon Avenue, Burnaby
8. Susan Kozak, 6595 Willingdon Avenue, Burnaby
9. Zvezdan Preradovic, 6595 Willingdon Avenue, Burnaby
10. Patricia Kostuk, 4710 Willowdale Place, Burnaby
11. Bonnie Game, 6689 Willingdon Avenue, Burnaby
12. Evan Wickens, 6689 Willingdon Avenue, Burnaby
13. Serhiy and Lyudmyla Rudyuk, 6595 Willingdon Avenue, Burnaby
14. Nicole Andrade, 6595 Willingdon Avenue, Burnaby (*containing seven (7) signatories*)
15. Louise Arai, 6595 Willingdon Avenue, Burnaby

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

Joel Gibbs, 6535 Burlington Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment and noted that the lack of affordable rental buildings is being depleted. The speaker noted that by approving demolitions without having supply available now, the affordable rental market becomes grim.

Serhiy Rudyuk, 6595 Willingdon Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment and noted that low rent units are being wiped out of the market. In addition, the speaker noted he was strongly opposed to the size of the high-rises, which would increase traffic, cause loss of trees and green space and subject the neighbourhood to construction noise.

Kevin Wang, 6595 Willingdon Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment which would eliminate affordable rental

housing in the area as well as change the quiet neighbourhood to a high density area with heavy traffic, construction noise, and loss of green space and daylight for existing buildings.

Louise Arai, 6595 Willingdon Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment and noted the entire east side of her building would be blocked from daylight if the rezoning goes forward as proposed, and that trees and landscaping will suffer from the lack of sunshine. In addition, the speaker noted residents' views would be lost. The development would cause noise and additional traffic. Once the development is completed traffic will be greatly increased and the current infrastructure cannot support the additional traffic. The speaker noted that most of the buildings in the neighbourhood are a maximum of 20 stories. Having towers of the size proposed in the development will bring huge changes to the neighbourhood.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in opposition to the rezoning application and noted that there are not enough affordable rentals in Burnaby.

Dan Hailey, 6759 Willingdon Avenue, Burnaby, spoke in opposition to the rezoning application and noted that turning onto Imperial Street is already very risky and adding this additional density to the area will increase traffic and reduce traffic safety.

Denise Petch, 6380 Willingdon Avenue, Burnaby, spoke in opposition to the rezoning application and noted this development is not good for the neighbourhood.

Ashieta Senega, 6695 McKay Avenue, Burnaby, spoke in opposition to the rezoning application and noted that the towers proposed will take sunlight and daylight away from the neighbourhood. In addition, the speaker noted that construction sites in the area are not kept clean and are often strewn with garbage and debris.

Joel Gibbs, 6535 Burlington Avenue, Burnaby, spoke for a second time in opposition to the rezoning application and noted his concerns with the displacement of renters from the older affordable buildings as it is adding pressure to an already constrained rental market.

Kevin Wang, 6595 Willingdon Avenue, Burnaby, spoke for a second time in opposition to the rezoning application and noted that his building will be blocked from sunlight and he will lose privacy if the proposed rezoning goes ahead. In addition, the speaker noted that the peace and quiet of the neighbourhood would be destroyed if this rezoning application is approved.

Nicole Andrade, 6595 Willingdon Avenue, Burnaby, spoke in opposition to the rezoning application and noted that putting 400 plus units in the noted location would increase parking and traffic issues in the neighbourhood. Residents in the neighbourhood would be exposed to dust and debris from the construction as well as noise from the crews in the mornings and throughout the day. In addition, the size of these towers will cause loss of daylight, green space, and potential loss of established landscaping and trees.

Kevin Wang, 6595 Willingdon Avenue, Burnaby, spoke for a third time in opposition to the proposed rezoning application and noted that the increase of traffic in the area that would occur with a 34 storey high-rise is a serious issue.

Bill Chu, 6595 Willingdon Avenue, Burnaby, spoke in opposition to the rezoning application and noted that the size of the high-rise is too high in relation to other towers in the neighbourhood. If the tower was 28 storeys maximum, it would be more acceptable to the area.

Azra Vajzovic, 6595 Willingdon, Burnaby, spoke in opposition to the rezoning application and noted that this is a major project that would impact the neighbourhood for years to come. The speaker noted that Willingdon extension is a quiet neighbourhood and there are concerns with the noise from construction and the additional traffic in the area. The speaker further noted that when two large buildings are side by side like that, it creates a wind tunnel. It was noted that parking in the area is already an issue, and with the addition of 400 plus units the traffic and need for parking will increase.

Louise Arai, 6595 Willingdon Avenue, Burnaby, spoke for a second time in opposition to the proposed rezoning application. Ms. Arai inquired if the address 3883 on the notifications is a portion of the 6595 Willingdon property and questioned why it is noted separately on the notification.

Staff undertook to provide information directly to Ms. Arai.

Nicole Andrade, 6595 Willingdon Avenue, Burnaby, spoke for a second time in opposition to the rezoning application and asked Council to consider all the people in person and via zoom who spoke in opposition to this development.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #21-19, Bylaw No. 14456 be terminated.

CARRIED UNANIMOUSLY

3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2022 - Bylaw No. 14457

Rez. #21-12

6031 Wilson Avenue

From: RM3 Multi-Family Residential

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Bosa Properties Wilson 2" prepared by Gensler)

Purpose: to permit the construction of a strata high-rise apartment building with a street-fronting rental low-rise podium along a proposed extension to James Street

Applicant: Bosa Properties Inc.

Three (3) letters were received in response to the proposed rezoning application:

1. Earl Thomas Pollitt, 6031 Wilson Avenue, Burnaby
2. Elinor Craig, 5888 Olive Avenue, Burnaby
3. Reinhard Schauer, 5868 Olive Avenue, Burnaby

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

Gulam Firdos, 6031 Wilson Avenue, Burnaby, spoke in opposition to the proposed rezoning applications and noted that James Street is currently not wide enough to add public traffic to the street and cannot accommodate the additional traffic. The speaker noted that of the 800 units being added to the building, only the 66 units will be replaced at the rents that are in place today.

**Councillor Hillman left at 6:17 p.m.*

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #21-12, Bylaw No. 14457 be terminated.

CARRIED UNANIMOUSLY

3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 2022 - Bylaw No. 14458

Rez. #17-35

5852 Patterson Avenue

From: RM3 Multiple Family District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "5852 Patterson Avenue" prepared by GBL Architects)

Purpose: to permit the development of a single 26-storey high-rise multiple family development which includes strata townhouse units, non-market rental apartments, and strata apartments

Applicant: Brook Pooni Associates Inc.

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

1. Chi Ying, 5852 Patterson Avenue, Burnaby
2. Babak Behnia, 6383 McKay Avenue, Burnaby
3. Tracy Mew, 4808 Hazel Street, Burnaby
4. Elinor Craig, 5888 Olive Avenue, Burnaby
5. Joshua Dutra, 3734 Linwood Street, Burnaby
6. Bo Hong, 5883 Barker Avenue, Burnaby

**Councillor Hillman returned at 6:20 p.m.*

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

Noel Justin, 5852 Patterson Avenue, Burnaby, inquired as to the replacement rental system and how it will take place.

Staff advised the speaker to contact the rental office to make additional inquiries.

**Councillor Keithley left at 6:21 p.m. and returned at 6:22 p.m.*

James Stewart, 5852 Patterson Avenue, Burnaby, spoke in favour of the proposed rezoning application and spoke as a resident involved in the rental replacement policy to the smooth process of the policy.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #17-35, Bylaw No. 14458 be terminated.

CARRIED UNANIMOUSLY

3.6 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2022 - Bylaw No. 14459

Rez. #19-19

4430, 4488 Halifax Street and 1801 Willingdon Avenue

From: CD Comprehensive Development District (based on C2 Community Commercial District, C3 General Commercial District, and the Brentwood Town Centre Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and the Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Brentwood West Concept Book" prepared by Chris Dikeakos Architects Inc.)

Purpose: to establish a Conceptual Master Plan and Design Guidelines for the Brentwood West Site, in order to guide further site specific rezoning applications for the future construction on a high-density, multi-phased strata, rental, commercial retail and office development over four phases. No specific development is being proposed by the subject rezoning application

Applicant: Chris Dikeakos Architects Inc.

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

1. Janet Kett, 4400 Buchanan Street, Burnaby

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

Christine (Cai) Xia, 1899 Willingdon Avenue, Burnaby, spoke in regards to the proposed rezoning application and noted that she is the owner of a locally established coffee shop located in this area. The speaker stated that the business will be negatively affected by the construction and traffic as a result of this project. The speaker noted that this is only the first phase, and is worried about the effects this timeline will have for her business.

Ursula Salemink-Roos, 4425 Halifax Street, Burnaby, noted her concerns with the buildings being 50-60 storeys high. This density would cause wind tunnels, reduce daylight for other buildings and increase traffic and noise in the area.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in opposition to the rezoning application and noted that there are not enough affordable rentals in Burnaby, and there is no need for such high towers within the plan.

MOVED BY COUNCILLOR JOHNSTO
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #19-19, Bylaw No. 14459 be terminated.

CARRIED UNANIMOUSLY

Mayor left at 6:39 p.m. and Councillor Calendino, Acting Mayor, took the Chair

3.7 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, 2022 - Bylaw No. 14460

Text Amendment

Purpose: to amend the Burnaby Zoning Bylaw 1965 in regard to (1) definition of "family"; (2) corner truncation on corner lots abutting a lane; and (3) minimum floor area for adaptable housing units

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

No speakers appeared before Council in support or opposition to the proposed text amendment.

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Text Amendment, Bylaw No. 14460 be terminated.

CARRIED UNANIMOUSLY

3.8 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 24, 2022 - Bylaw No. 14464

Text Amendment

Purpose: to expand zoning permission for fire halls to most commercial, industrial, institutional and agricultural zoning districts, which will expedite future fire hall development and help address the growing needs for fire protection and related emergency services

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

No speakers appeared before Council in support or opposition to the proposed text amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR GU

THAT this Public Hearing for Text Amendment, Bylaw No. 14464 be terminated.

CARRIED UNANIMOUSLY

4. **ADJOURNMENT**

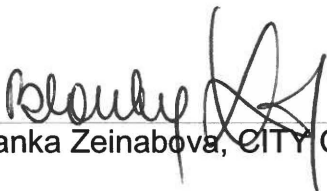
MOVED BY COUNCILLOR GU
SECONDED BY COUNCILLOR JORDAN

THAT the Public Hearing meeting adjourn at 6:45 p.m.

CARRIED UNANIMOUSLY



Mike Hurley, MAYOR



Blanka Zeinabova, CITY CLERK