



PUBLIC HEARING

MINUTES

Tuesday, July 26, 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 (*arrived at 5:04 p.m. and participated electronically*)
Councillor Sav Dhaliwal
Councillor Alison Gu (*participated electronically*)
Councillor Mike Hillman
Councillor Dan Johnston (*arrived at 5:20 p.m. and participated electronically*)
Councillor Colleen Jordan (*participated electronically*)
Councillor Joe Keithley
Councillor James Wang

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
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 Calendino, Gu, Johnston, and Jordan participated electronically.

His Worship, Mayor Mike Hurley, recognized the ancestral and unceded homelands of the hən̓q̓əmi̓ñəm̓ and Sk̓wx̓wú7mesh 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. 26, 2022 - Bylaw No. 14471

Rez. #21-49

4611 Canada Way

From: CD Comprehensive Development District (based on the M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District) and in accordance with the development plan entitled "Skysign Rezoning - REZ 21-49, 4611 Canada Way, Burnaby" prepared by Priority Permits Ltd.)

Purpose: to permit the installation of a replacement skysign on the north elevation of the existing four-storey office building

Applicant: Priority Permits

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 DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #21-49, Bylaw No. 14471 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 2022 - Bylaw No. 14472

Rez. #21-21

9416 and 9522 University Crescent

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

To: Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines and in accordance with the development plan entitled "SFU Parcels 36 and 37 / Comma Rental Development" prepared by Leckie Studio Architecture + Design and Connect Landscape Architecture)

Purpose: to permit construction of two low to mid-rise purpose-built rental residential buildings with underground parking

Applicant: Rize Alliance Properties Ltd.

Two (2) letters were received in response to the proposed rezoning application:

1. Joel Payne, 9350 University High Street, Burnaby
2. Liz Stockwell, 9191 University Crescent, Burnaby

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

**Councillor Calendino arrived at 5:04 p.m. and participated electronically*

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #21-21, Bylaw No. 14472 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2022 - Bylaw No. 14473

Rez. #20-26

3460 Kalyk Avenue

From: P5 Community Institutional District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District, C1 Neighbourhood Commercial District, and Broadview Community Plan as guidelines, and in accordance with the development plan entitled "Cascade Gardens Seniors Community" prepared by IBI Group Architects [Canada] Inc.)

Purpose: to permit the development of a new campus of care comprised of long term residential care beds, seniors' supportive housing units, a child care facility, and associated amenities

Applicant: Pacific Reach Properties Development LP

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

1. David Tran, 6383 McKay Avenue, Burnaby
2. Paul Yuen, 6010 Denbigh Avenue, Burnaby
3. Lydia Zhou, 4038 Gilpin Street, Burnaby
4. Mark Lanca, 3955 Nithsdale Street, Burnaby
5. Farah Surani, 3469 Kalyk Avenue, Burnaby
6. Jaz Grewal, 3658 Kalyk Avenue, Burnaby

The following speakers appeared before Council in-person or through the online webinar in response to the proposed rezoning application:

Mansoor Lalji, 4378 Ross Crescent, West Vancouver, Chairman of Jubilee Multi-Generational Housing Society, spoke as a sponsor of the rezoning application. The speaker noted that the project will replace the fifty year old building with a new state of the art facility that will cater to almost 250 seniors in Burnaby.

**Councillor Johnston arrived at 5:20 p.m. and participated electronically*

Al Jina, 656 West 75th Avenue, Vancouver, Board Member of Jubilee Multi-Generational Housing Society, a non-profit society that currently operates Cascade Gardens Seniors Community. The speaker noted that the rezoning application would allow for the replacement of the current 60 licensed long-term care beds with 145 long-term care beds. Mr. Jina stated that the increased capacity would support the new Burnaby Hospital when completed, by accepting post-operative elderly patients who are discharged from the hospital. The proposed campus will include 100 supportive housing units, an early childhood education centre with 61 spaces, an in-house pharmacy, a medical clinic with 6 examination rooms, and a hair salon.

Alishah Daya, 3950 Linwood Street, Burnaby, spoke in support of the rezoning application and noted the need for increased residential care beds and supportive housing in Burnaby.

Parvin Chamj, 3710 Kalyk Avenue, Burnaby, appeared before Council representing Friends of Discovery Park who reside in close proximity to the proposed development. The speaker noted that while they support the development the group has the following concerns:

- parking requirements should anticipate future needs by providing additional underground parking so that staff and visitors aren't forced to park on Kalyk Avenue, Curle Avenue, and Nithsdale Street;
- geotechnical engineers should ensure that there are no alterations to drainage patterns or to the small creek that runs through the treed buffer zone on the eastern property line of the site;

- entrance should be located on Canada Way to ensure less impact on Kalyk Avenue, Curle Avenue, and Nithsdale Street;
- no trucks or heavy equipment should block Kalyk Avenue and laneway or Curle Avenue during construction;
- transit should be contacted to increase bus service;
- developer should improve the green space;
- no buildings in the development should generate fumes or odours that could potentially impact the health of those living in the area;
- Canada Way should be modified to accommodate the extra traffic on the street, both pedestrian and vehicle; and,
- new proposed bicycle and pedestrian pathway connecting Kalyk Avenue to Canada Way will require improved lighting in the surrounding area for safe and secure usage of cyclists and pedestrians.

Rahim Rajan, 550 Browning Place, North Vancouver, former Chairperson of Burnaby Hospital Foundation, spoke in support of the proposed rezoning application. Mr. Rajan noted that increased capacity will help to reduce the current strain on healthcare delivery.

Azim Sarangi, 3949 Nithsdale Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that there are long waiting lists for long-term care facilities. The current facility is dated and the new facility will provide state of the art long-term care and additional much needed long-term care beds.

Jashine Jiva, 3750 Kalyk Avenue, Burnaby, also representing her parents who reside at 3550 Kalyk Avenue, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted the project offers child care, senior care, and additional community amenities that will provide comfort and convenience to the neighbourhood.

Samir Manii, 4010 Canada Way, Burnaby, appeared before Council and spoke as a representative of the Ismaili Centre of Vancouver in support of the proposed rezoning application. Mr. Manii noted the close connection between the Ismaili Centre and Cascade Gardens, and stated that the increased capacity will be a positive for the neighbourhood and the community.

Al Boflo, 3470 Kalyk Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Mr. Boflo noted that this campus of care will enhance the neighbourhood by providing much needed supportive housing, a daycare, a pharmacy, and a medical centre.

Kris Palbiski was unable to connect via Zoom.

MOVED BY COUNCILLOR HILLMAN
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #20-26, Bylaw No. 14473 be terminated.

CARRIED UNANIMOUSLY

3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 2022 - Bylaw No. 14474

Rez. #21-44

4567 Lougheed Highway

From: CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines and in accordance with the development plan entitled "The Amazing Brentwood - Existing Mall Renovation" prepared by IBI Group)

Purpose: to permit major renovations to the existing mall

Applicant: Shape Properties Corp.

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

1. Povey Holdings Inc., 18560 2nd Avenue, Surrey, BC

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

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #21-44, Bylaw No. 14474 be terminated.

CARRIED UNANIMOUSLY

3.5 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2022 - Bylaw No. 14475

Rez. #21-08

7670 Kingsway

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on RM3 and RM3r Multiple Family Residential Districts and the Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled "7670 Kingsway) prepared by Cornerstone Architecture)

Purpose: to permit the construction of a six-storey multiple-family purpose built rental development

Applicant: Redic Developments Inc.

Four (4) letters were received in response to the proposed rezoning application:

1. Gaganpreet Lalli, 6893 Burns Street, Burnaby
2. Joy Parsons, 4383 Rumble Street, Burnaby
3. Kyoko Takakashi on behalf of Seniors Services Society of BC, 750 Carnarvon Street, New Westminster
4. Mohamed Usman, 7428 14th Avenue, Burnaby

The following speakers appeared before Council in-person or through the online webinar in response to the proposed rezoning application:

Sheila Liddle, 7429 13th Avenue, Burnaby, spoke in support of the proposed rezoning application; however, brought forward the following concerns: alley access is very narrow and having parking lot access from the alley may cause concern with blocked alleyway and additional traffic in alley; parking issues are already a concern and the allocation of only 0.6 parking spaces per unit does not seem to be enough; and, additional noise generated during construction and after.

Alison Silgado, 750 Carnarvon Street, New Westminster, spoke on behalf of Seniors Services Society of BC, in support of the rezoning application which addresses the critical need for housing in the Lower Mainland.

Terry Parkin, 7427 13th Avenue, Burnaby, appeared before Council and spoke in favour of the proposed rezoning application but stressed the importance of ensuring that there is enough parking available.

Jackson Ng, 4808 Hazel Street, Burnaby, spoke in support of the rezoning application and the need for more rental housing. The speaker noted that adding more rental stock such as this multiple-family purpose built rental will help in providing secure housing.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #21-08, Bylaw No. 14475 be terminated.

CARRIED UNANIMOUSLY

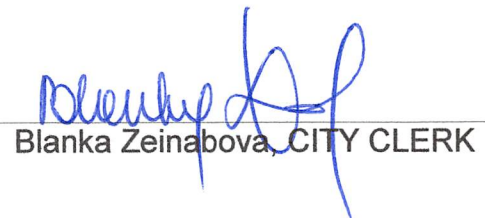
4. ADJOURNMENT

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT the Public Hearing meeting adjourn at 6:08 p.m.

CARRIED UNANIMOUSLY


Mike Hurley, MAYOR


Blanka Zeinabova, CITY CLERK