



PUBLIC HEARING MINUTES

Tuesday, November 22, 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 (*participated electronically*)
Councillor Joe Keithley (*participated electronically*)
Councillor Richard T. Lee
Councillor Maita Santiago
Councillor Daniel Tetrault
Councillor James Wang

STAFF: Ms. Lee-Ann Garnett, Acting General Manager Planning & Development
Mr. Johannes Schumann, Director Development, Neighbourhood Planning and Urban Design
Ms. Blanka Zeinabova, Acting Director Legislative Services
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 5:02 p.m and conducted roll call. Councillors Gu and Keithley participated electronically.

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

The Acting Director Legislative Services reviewed the purpose of a public hearing and public participation instructions.

3. **ZONING BYLAW AMENDMENTS**

3.1 **Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 33, 2022 - Bylaw No. 14481**

Rez. #21-26

6900 Southpoint Drive

From: CD Comprehensive Development District (based on P6 Regional Institutional District and M2 General Industrial District)

To: Amended CD Comprehensive Development District (based on P6 Regional Institutional District and M2 General Industrial District, and in accordance with the development plan entitled "BCH Edmonds Ops Centre Truck Storage and Yard" prepared by SNC-Lavalin Inc. and Ian McKay Architect Inc.)

Purpose: to permit the construction of a truck storage building in an existing operations yard

Applicant: SNC-Lavalin Inc.

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

1. Lalitha Jayaraman, 7025 Stride Avenue, Burnaby
2. Penny Oyama, 7058 14th Avenue, Burnaby

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

Penny Oyama, 7058 14th Avenue, Burnaby, appeared on behalf of her Strata Council and spoke in opposition to the proposed rezoning application. Ms. Oyama noted that the development is located across the street from an elementary school, in close proximity to the high school, and Griffith Drive is already very busy. The speaker expressed concern with pedestrian safety, traffic, and the increase of truck traffic in the area. The recent traffic accident resulting in the tragic death of a high school student drew attention to traffic concerns in the area.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning application and noted that residents' traffic safety concerns should be addressed by the Planning and Development Department.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #21-26, Bylaw No. 14481 be terminated.

CARRIED UNANIMOUSLY

3.2 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2022 - Bylaw No. 14523

Rez. #21-43

5675 and 5691 Rumble Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District as a guideline and in accordance with the development plan entitled "5675 & 5691 Rumble Street, Burnaby, B.C. Townhouse Development" prepared by Simplex + G Architecture Inc.)

Purpose: to permit the construction of a three-storey, ten-unit residential townhouse development with underground parking.

Applicant: Simplex + G Architecture Inc.

No correspondence was 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 CALENDINO

THAT this Public Hearing for Rez. #21-43, Bylaw No. 14523 be terminated.

CARRIED UNANIMOUSLY

3.3 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 38, 2022 - Bylaw No. 14524

Rez. #19-28

7465 Griffith Drive

From: M5 Light Industrial District and M2 General Industrial District

To: CD Comprehensive Development District (based on the RM3s Multiple Family Residential District, RM3r Multiple Family Residential District, and Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled "7465 Griffiths Dr." prepared by GBL Architects Inc. and Gauthier + Associates Landscape Architects Inc.)

Purpose: to permit the construction of a single multi-family residential building consisting of a high-rise strata tower with an attached low-rise rental component

Applicant: Square Nine Griffiths Development Ltd.

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

1. Florian Krauthan, 6893 Prenter Street, Burnaby
2. Linden Maultsaid-Blair, 7383 Griffiths Drive, Burnaby
3. Kim McCondach, 6893 Prenter Street, Burnaby
4. Madeleine Leonard, 6893 Prenter Street, Burnaby
5. Julia McArthur, 6893 Prenter Street, Burnaby
6. Beverly Barker, 7383 Griffiths Avenue, Burnaby
7. Evan Kramer, 6818 Village Green, Burnaby (*two submissions*)
8. Lori Geosits, 6808 Village Green, Burnaby
9. Colleen Brown, 7383 Griffiths Drive, Burnaby
10. Jo-Ann Stevens, 6893 Prenter Street, Burnaby
11. Victor Fung, 7465 Griffiths Avenue, Burnaby

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

Alfred Romann, 7488 Magnolia Terrace, Burnaby, expressed concerns with the proposed rezoning application and the additional traffic that would occur in the neighbourhood. Mr. Romann noted the original traffic pattern of the neighbourhood was not designed for so many cars. The speaker stated that the area has a well-utilized park and daycare and there are many children in the neighbourhood, and residents worry about the addition of traffic with approximately 170 units in the proposed development. Mr. Romann inquired if there was an option to put an exit onto Griffiths Drive to eliminate traffic going through Magnolia Terrace and Hawthorn Avenue.

Jim Houlahan, 7491 Magnolia Terrace, Burnaby, expressed concerns with the proposed rezoning application and the additional traffic it would bring to the area. Mr. Houlahan stated that the proposal is excessive, and does not conform to the current neighbourhood. The speaker noted that the crosswalk on Griffiths Drive is already very problematic, and the increased cars that will come with the proposed building would be a traffic safety issue. In addition, Mr. Houlahan noted that parking is already limited and would become scarce with the addition of the proposed building.

Elisa Fung, 7383 Griffiths Drive, Burnaby, expressed concern with the proposed rezoning application and noted that this is a low-density area and the proposed 21-storey development is too large for the neighbourhood. The speaker noted that the current density of the neighbourhood already puts a strain on traffic and parking. Ms. Fung highlighted the close proximity of the proposed development to the watershed, and expressed concerns with the environmental impact to the salmon-bearing stream, the green belt, and the loss of heritage trees. It was noted there are many heritage trees with root systems that could be compromised.

Penny Oyama, 7058 14th Avenue, Burnaby, expressed concern with the proposed development and noted that the current development will put an increased demand on Skytrain, and questioned the need to place this large high-rise in a low-rise area.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning application and noted that only 39 units in the building are below market rentals. The speaker noted the need for low rental housing.

Joel Gibbs, 6535 Willingdon Avenue, Burnaby, supports the density on the proposed rezoning site, but is concerned with the path taken to accommodate the density at this location stating it was arbitrary, and requires a review by Planning and Development Department going forward. The speaker noted that while the project is 36% rental, Council should be looking to support projects that are at least 50% rental due to the need for housing.

Elisa Fung, 7383 Griffiths Drive, Burnaby, spoke for a second time and inquired if the Department of Fisheries and Oceans had been consulted in regards to the development and close proximity to the watershed. Ms. Fung also noted that there are plans for addition of 426 homes on Kingsway in the Edmonds area, and expressed concerns with increased density, traffic safety, and parking issues. The speaker noted that current Skytrain ridership volume already creates long wait times for commuters.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke for a second time and noted the environmental impacts to the watershed and green belt. The speaker inquired why there was no environmental impact assessment provided.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-28, Bylaw No. 14524 be terminated.

CARRIED UNANIMOUSLY

3.4 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2022 - Bylaw No. 14525

Rez. #21-32

4750 Kingsway

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, C3 General Commercial District, the Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Concord Metrotown Phase 2AB & 2C" prepared by IBI Group Architects (Canada) Inc.)

Purpose: to permit construction of the second phase of the Concord Metrotown site, including three high-rise market residential strata buildings atop non-market rental and commercial/retail podiums, and two commercial high-rise buildings (one being market rental and the other being office/hospitality) atop a combined commercial/retail podium. Parking is provided fully underground with some on-street convenience parking

Applicant: Concord Kingsway Projects GP Ltd.

Four (4) letters were received in response to the proposed text amendment:

1. Alexander Yoo, 6433 6th Street, Burnaby
2. Kattia Woloshyniuk, 7063 Hall Avenue, Burnaby
3. Reinhard Schauer, 5868 Olive Avenue, Burnaby
4. Katy Alkins-Jang, 7187 Dunblane Avenue, Burnaby

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

Joel Gibbs, 6535 Willingdon Avenue, Burnaby, expressed concerns with the unit sizes in the proposed rezoning application noting there is a discrepancy between the size of market and non-market units. In addition, the speaker stated the need for a 75% reduction in parking spaces for this development to reduce GHG emissions.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in opposition to the proposed rezoning application noting the discrepancy in size between market and non-market units in the building.

MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR LEE

THAT this Public Hearing for Rez. #21-32, Bylaw No. 14525 be terminated.

CARRIED UNANIMOUSLY

4. **ADJOURNMENT**

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR DHALIWAL

THAT the Public Hearing meeting adjourn at 6:01 p.m.

CARRIED UNANIMOUSLY


Mike Hurley, MAYOR


Blanka Zeinabova
ACTING DIRECTOR LEGISLATIVE
SERVICES