

2000 APRIL 18

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2000 April 18 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)  
Councillor G.R. Begin  
Councillor B.K. Der  
Councillor N.C Harris  
Councillor D.N. Johnston  
Councillor C.M.H. Redman

ABSENT: Councillor D.R. Corrigan  
Councillor D.G. Evans  
Councillor N.M. Volkow

STAFF: Mr. D. G. Stenson, Director Planning and Building  
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:36 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 13, 2000" - BYLAW NO. 11088

Rez. #99-37

**4250/56/64/66/74 Albert Street** - located on the south side of Albert Street north of Hastings Street and two blocks west of Willingdon Avenue

Lots 12 to 16, Blk. 7, D.L. 121, Grp. 1, NWD Plan 1054

From: R5 Residential District

To: CD Comprehensive Development District (based on RM4 Multiple Family Residential District to a maximum F.A.R. of 1.3 and the Hastings Street Area Plan and in accordance with the development plan entitled "Cranberry Commons Cohousing" prepared by Birmingham and Wood Architects and Planners.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a mixed townhouse and apartment multi-family residential development.

Joe Hoffman, 4237 Albert Street, Burnaby appeared before the members of Council to express his concern regarding the subject application. Mr. Hoffman advised that the 1.75 parking spaces provided per unit is not sufficient parking in this neighbourhood.

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The speaker informed Council that area residents are already experiencing difficulties parking during the daytime hours because of a school located close by and Mr. Hoffman fears that, with construction of the subject residential development, street parking during evening hours will also be lost. Mr. Hoffman presumes that many residents of the proposed development will prefer not to park underground because of safety concerns and will park on the street. Mr. Hoffman also expressed concern that increased street parking could become a traffic safety issue because of the increasingly heavy volume of traffic on Albert Street.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #99-37, Bylaw No. 11088.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rez. #99-37 , Bylaw No. 11088 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 14, 2000" - BYLAW NO. 11089

Rez. #00-08

**1850 Rosser Avenue** - located on the east side of Rosser Avenue between Halifax Street and Buchanan Street

Lot 1, D.L. 119, Grp. 1, NWD Plan 81971

From: CD Comprehensive Development District (based on C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District and in accordance with the development plan entitled "Rideau Manor Renovation" prepared by Chandler Associates Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit converting seven parking spaces to increased ground floor amenity area.

Sheldon Chandler, Chandler Associates Architects, the rezoning applicant, appeared before members of Council to briefly outline the proposed change for Rideau Manor. Mr. Chandler informed Council the proposal is a minor amendment required to improve the amenity area on the ground floor of the seniors facility. Currently, informed the speaker, most of the facility amenities are located in the basement of the building; this proposal would allow both current and some new amenities to be located together on the ground level in a more open, brighter environment. These amenities will include a library, meeting room, fitness facilities, beauty salon, theatre/chapel and small clinic. The majority of residents of Rideau Manor are approximately 84-89 years of age, therefore, few residents own vehicles resulting in little utilization of parking spaces. A transportation consultant was retained to ensure there would be no detrimental impact on either Rideau Manor or the surrounding neighbourhood from the loss of seven parking spaces. A copy of the transportation consultant's report was submitted to the Planning Department as part of the subject application.

Neil Prashad, ISHTAR Seniors Communities, 409 Granville Street, Vancouver, appeared before members of Council advising ISHTAR is the owner and operator this facility as well as Canada Way Centre also located in Burnaby. ISHTAR, informed the speaker, is a national company that operates seniors' facilities from coast to coast in Canada. Mr. Prashad pointed out that the intention of this application is not to increase the number of units in Rideau Manor but to improve and update the amenities provided to the seniors in the facility. The location of this particular facility, close to a shopping mall and public transport, as well the availability of Rideau Manor's own bus for outings means there is little need for residents to own a vehicle or require parking, concluded the speaker.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-08 , Bylaw No. 11089.

There were no further submissions received in connection with this rezoning application.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rez. #00-08, Bylaw No. 11089 be now terminated."

CARRIED UNANIMOUSLY

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ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR DER


"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:54 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I