

2001 AUGUST 28

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2001 August 28 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor G. Begin
Councillor B. Der
Councillor D.G. Evans
Councillor N. Harris (Arrived @ 7:48 p.m.)
Councillor D.N. Johnston

ABSENT: Councillor D.R. Corrigan
Councillor C.M.H. Redman
Councillor N. M. Volkow

STAFF: Mr. Ken Ito, Assistant Director Current Planning
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:35 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 19, 2001" - BYLAW NO. 11262

Rez. #00-21

6879 Kingsway - located on the northwest corner of Kingsway and Griffiths Avenue

Lot E Except: Dedicated Road, Plan 80030, D.L. 96, Grp. 1, NWD Plan 16653

From: CD Comprehensive Development District (based on C1 Neighbourhood
Commercial District guidelines)

To: CD Comprehensive Development District (based on C2 Community Commercial
District guidelines and in accordance with the development plan entitled "Pub
Med New Parking Plan", prepared by Exact Drafting Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the retention of a patio roof, loading to occur in the front of the building, greater signage, and an increase in seating in the pub.

A letter dated August 28, 2001 was received from Giancarlo Micucci, 7141 Griffiths Avenue, Burnaby outlining concerns about the proposed zone change. The writer is concerned his property will be negatively impacted by proposed parking lot entrance from the lane directly behind his building.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-21, Bylaw No. 11262.

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

**Councillor Harris arrived at the Public Hearing at 7:48 p.m.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez. #00-21, Bylaw No. 11262 be now terminated."

CARRIED UNANIMOUSLY

**Councillor Evans stated he had a conflict of interest related to the next application and retired from the Public Hearing at 7:48 p.m.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 20, 2001" - BYLAW NO. 11263

Rez. #00-36

7126, 7210 & 7216 Mary Avenue - located northeast of Mary Ave., south of the exiting New Vista Seniors facility and west of Canada Way Lodge.

Lot 16, Blk. 13, D.L. 30, Grp. 1, NWD Plan 3036, Lot 102, D.L. 30, Grp. 1, NWD Plan 50955 and Lot 94, D.L. 30, Grp. 1, NWD Plan 38962

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P2 Administration and Assembly District and P5 Community Institutional District) and R5 Residential District

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To: Amended CD Comprehensive Development District (based on RM5 and RM3 Multiple Family Residential Districts, P2 Administration and Assembly District and P5 Community Institutional District and in accordance with the development plan entitled "New Vista: Cascade Replacement" prepared by Neale Staniszkis Doll Adams Architects)

The purpose of the proposed zoning bylaw amendment is to permit two new buildings, one with 150 multi-level care beds and a second with 50 units of seniors assisted housing, and to re-subdivide the land with the two existing towers.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-36, Bylaw No. 11263 .

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. #00-36, Bylaw No. 11263 be now terminated."

CARRIED UNANIMOUSLY

**Councillor Evans returned to the Public Hearing at 7:49 p.m.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 21, 2001" - BYLAW NO. 11264

Rez. #01-04

6450/70/92, 6506/16/28 Denbigh Avenue; 6439/49/89/, 6507/25/43 Elgin Avenue

Lots 3, 4 Except: South 16ft., 6, 7 & 8, 12, 13, 14, 15, 16 and 17 Blk. 7, Plan 1117, Lot 97, Plan 48617, all of D.L. 94, Grp. 1, NWD

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, the Royal Oak Community Plan and in accordance with the development plan entitled "Royal Oak Apartments" prepared by Ramsay Worden Architects.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a low-rise multi-family development.

A letter dated August 23, 2001 was received from Karen Marotz & Greg Chapman, 6449 Dufferin Avenue and Fred and Grace Chapman, 6480 Elgin Avenue advising they are strongly opposed to the subject rezoning. The writers are concerned the proposed development will adversely affect the character of the neighbourhood by increased traffic, noise and congestion.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-04, Bylaw No. 11264.

Don Forsgren, a representative of Intracorp Developments Ltd., the rezoning applicant appeared before Council advising he was available to answer questions from Council.

Lin Harrington, 6050 Elgin Avenue, Burnaby appeared before members of Council to express her opposition to the subject application. The speaker is concerned about increased traffic and possible destruction of the character of her neighbourhood as a result of the proposed zone change.

Mirko Fajfar, 6208 Denbigh Avenue, Burnaby appeared before Council members advising he is opposed to the four-storey apartment component of the proposed development. The speaker expressed concern about the impact a four storey building will have on single family residences to the north and suggested the development be reconfigured to orient the apartment component more towards Kingsway. Mr. Fajfar informed Council he does not object to the 2 - 3 storey townhouse development but he and many other neighbours greatly object to the four storey development.

The speaker also expressed concern about the proposal to eventually put a cul-de-sac on Elgin Avenue because this would result in additional traffic on other neighbourhood streets.

Jerry Kowalenko, 5568 Irving Street, Burnaby appeared before Council advising he had many questions related to the application and requested that a review of the project be provided to area residents. The speaker also requested that the following questions be answered: When will development of the cul-de-sac take place? Will construction of sidewalks be included in this development? What is the time-line for this development? Will access to the underground parking be located just on Denbigh Avenue or also on Elgin? What will the City get for the two lots included in the development proposal? What will be the site lines from the proposed development to those property located downhill?

In response to query from Council Mr. Ken Ito, Assistant Director - Current Planning advised that the sole entrance to the underground parking will be from Denbigh Avenue.

In response to a Council query as to whether the development would be adult or family oriented, Don Forsgren, representing the applicant, Intracorp Development advised the development will be mixed - suitable for both young families and adults.

Mr. Ito further clarified that, as part of the Royal Oak Community Plan process, a member of the Burnaby School Board participated in discussions regarding provision of educational needs for the proposed new developments and, since that time, staff have consistently reviewed plans for redevelopment needs with the Burnaby School District.

Lloyd Campbell, 6410 Denbigh Avenue, Burnaby appeared before Council members to express his concern regarding the subject application. The speaker advised his neighbour is very upset about the four storey apartment proposed to be built adjacent to her home and the impact this will have on her property. Mr. Campbell also expressed concern about increased traffic on Denbigh Avenue that will result from this development.

Don Henderson, Traffic Consultant for the rezoning applicant, appeared before members of Council advising traffic counts were conducted and the resultant projected traffic volume would be 60 trips/hour in the peak am period and 70 trips/hour in the pm peak. Mr. Henderson informed Council that more in depth analysis has been undertaken and the information will be provided to City staff.

In response to a query regarding timing of construction of the cul-de-sac, Mr. Ken Ito, Assistant Director Current Planning, advised it is planned to be built after or in conjunction with development of two to three other surrounding sites, particularly one located to the south. It is anticipated to take about five years and the new road is also expected to be built at that time.

Jason Wang, 6595 Elgin Avenue, Burnaby appeared before Council to advise of his concern regarding the four level apartment component of the development. The speaker informed Council he is not concerned about two or three levels, however four is too much. Mr. Wang was also concerned about where he will be able to park once the new road is built.

Kim Vu, 6430 Denbigh Avenue, Burnaby appeared before members of Council to express her opposition to the rezoning proposal. The speaker informed Council that her home is located next to the site proposed for the four storey apartment building and she is very upset about the impact the building will have on her property. This is a quiet neighbourhood stated Ms. Vu and she is concerned increased traffic and noise resulting from this development will negatively impact the community.

Doug Ramsay, Ramsay Borden Architects, architect for the subject application, appeared before members of Council to respond to some of the concerns voiced by previous speakers. Mr. Ramsay explained access to the site will be from Denbigh Avenue, at the lower end of the site, in order to minimize in and out traffic. All parking for the development will be underground and sidewalks, curbing, sewer upgrades and some roadworks will also be included. It is proposed to reduce the impact of the apartment building with widened setbacks on the northern end of the site and its L-shape will allow most of its mass to be surrounded by townhouses. The third storey of the building will be stepped, also to assist in breaking up the mass of the building. A child's play area is planned to be tucked into the centre of the complex in order to encourage young families in the development.

Frank Liang, 6545 Denbigh Avenue, appeared before Council to question whether there is anything proposed for the other side of the street and when the proposed road will be complete.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rez. #01-04, Bylaw No. 11264 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 2001" - BYLAW NO. 11265

Rez. #01-11

6659 Southoaks Crescent - located between Kingsway and Southoaks Crescent, west of Sperling Avenue

Lot 2, D.L. 96, Grp. 1, Plan LMP 43357

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District use and a maximum density of 2.023 FAR and the Edmonds Town Centre West Development Plan)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District use and a maximum density of 2.6 FAR and the Edmonds Town Centre West Development Plan and in accordance with the development plan entitled "The Gemini Tower "B" Ridgement Residential Development" prepared by Lawrence Doyle Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the addition of five more storeys to the approved building utilizing a density bonus for the provision of community space.

A letter was received from V. Martens on behalf of Edward and Audrey Bourne, #2101 - 6611 Southoaks Crescent, Burnaby advising of their opposition to the subject rezoning application. The residents are concerned that the unobstructed view that was promoted when they purchased their unit will be negatively impacted. Their purchase was based on the then confirmed zoning of 18 floors for the next phase by the same developer.

A form letter petition was received from 35 residents of New Sakura So, 6677 Southoaks Crescent. The content of the petition is as follows:

"We of New Sakura So, the Senior's Residence directly to the east of the proposed 23 stories condominium will be the ones most directly affected by the addition of the five stories. Those living especially to the west side, as well as the northside with patios facing the west will receive virtually no sun.

Our gardens also located on the western end of our residence will be in the Tower's shadow and will be impossible to sustain without sun. The gardens are a vital part of our physical and psychological health. It also brings us much pleasure.

There will be other hazards such as downdrafts from the high tower, and the traffic on Southoaks Crescent will increase considerably.

Your consideration of our dismay and fears will be greatly appreciated."

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-11, Bylaw No. 11265.

Larry Doyle, Lawrence Doyle Architects, rezoning applicant, appeared before Council members advising he was available to answer any questions Council may have with regard to the application.

Kuye Uchida, 6677 Southoaks Crescent, Burnaby appeared before Council advising she had submitted the above noted letter and petition. The speaker noted that in addition to concerns regarding loss of light to their site she was very concerned about the impact increased development will have on traffic. Ms. Uchida informed Council she understands wanting to trade the additional five storeys for improvements to a heritage building but she asked that the concerns of residents of New Sakura So also be considered.

Ida Otten, 303 - 6677 Southoaks Crescent, Burnaby appeared before Council to express her opposition to the subject application. Ms. Otten noted that the other two buildings in the area are not over 20 stories and suggests, if the subject building is built to the proposed height, it will be an eyesore on Burnaby's skyline. The speaker indicated traffic and speeding are already a problem in this area and feels the subject development will only make matters worse.

Wallace Deji, 1707 - 7272 Kingsway, Burnaby appeared before Council advising he supports the concerns expressed by the residents of New Sakura So regarding traffic and loss of sun to the seniors' gardens.

Larry Doyle, architect and rezoning applicant, again came before Council providing a response to the concerns raised. Mr. Doyle informed Council that although they are adding 5 more floors to the subject building there will only be a small increase in the number of units, 122 units under existing zoning to 135 units in this new application. The speaker informed Council that shadow tests indicate minimal loss of sun to the neighbouring property, with the shadows occurring on the senior's property only during the late afternoon. In response to a query from Council, Mr. Doyle advised that the individual units in the building are now proposed to be slightly larger than those proposed under existing zoning.

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

MOVED BY COUNCILLOR EVANS

SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez. #01-11, Bylaw No. 11265 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 23, 2001" - BYLAW NO. 11266

Rez. #01-14

3950 Henning Drive and Ptn. of Adjacent Burlington Northern Right-of-Way - located west of Gilmore Avenue between Henning Drive and the Burlington Northern Railway

Lot F (BG 309612), Plan 2973 and Ptn. of Parcel 1 (Stat. ROW Plan LMP 46048) of part (PL 18170), all of D.L. 118, Grp 1, NWD

From: CD Comprehensive Development District (based on M1 Manufacturing District)

To: Amended CD Comprehensive Development District (based on M1 and M1r Manufacturing District and in accordance with the development plan entitled "Site and Easement Improvements - Home Depot" prepared by Omicron Architecture)

The purpose of the proposed zoning bylaw amendment is to permit small building expansions (including an internal restaurant), outdoor display areas, additional parking, relocating Gilmore access, and Urban Trails.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-14, Bylaw No. 11266.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR <

"THAT this Public Hearing relating to Rez. #01-14, Bylaw No. 11266 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 24, 2001" - BYLAW NO. 11267

Rez. #01-18

5010 Smith Avenue - located on the east side of Smith Avenue just north of Brandon Street.

Lot 3, D.L. 35, Grp. 1, Plan 2067, NWD

From: C1 Neighbourhood Commercial District

To: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District and in accordance with the development plan entitled "Rezoning For Daycare" prepared by Denis Turco Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an out-of-school childcare facility within the existing development.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-18, Bylaw No. 11267.

Marietta Edwards, 5029 Smith Avenue, Burnaby appeared before members of Council to express opposition to the subject rezoning application. The speaker advised she lives across the street from the subject site and is concerned increased traffic to the site will have a negative impact on her property. Mrs. Edwards advised there is already a problem in this area regarding parking and suggested pedestrian safety may also be a concern. The speaker questioned where parents will be picking up and dropping off their children for the proposed daycare, especially in relation to the bus stop.

Mrs. Edwards provided a copy of her presentation to the Clerk and is on file in the Clerk's Office.

Sandra Freeman, 137 - 3473 E. 49th Avenue, Vancouver appeared before Council members advising she will be the Director of the proposed Daycare Centre. Ms. Freeman advised the daycare organization has an established history of providing service to the Inman School area and the proposed facility is actually a re-location of 20 children from an existing facility. Being a before and after-school care facility the children will only be in the centre for limited periods of time in the morning and evening.

In response to a query from Council as to how the children will be transported to Inman School, Ms. Freeman advised the children will walk south on Smith Avenue and east to the school, approximately a 5 to 10 minute walk.

Elena Oonta, Denis Turco Architects, applicant for the subject rezoning, appeared before members of Council advising that there is no plan to change existing parking facilities for the subject property.

Kinga Muschura and Margaret Boychuk, 5012 Smith Avenue, Burnaby appeared before Council members advising they are tenants in the same building, immediately adjacent the proposed daycare. The speakers informed Council that they operate professional commercial enterprise at this location and they are concerned about the impact a noisy daycare will have on their business. The speakers questioned the suitability of the site for a daycare because they feel there is insufficient space for 20 children, poor ventilation in the building, the location on a busy street could be dangerous and lack of outside play area for the children.

Sandra Freeman, representative of the daycare operator, again appeared before Council to advise that as part of the licensing process, through the Simon Fraser Health Region, the proposed site has been thoroughly investigated for such things as sufficient square footage, fire and safety regulations and ventilation. The speaker noted that, although there is no outdoor play facilities on-site, the Simon Fraser Health Region has given them permission to utilize neighbouring school and park playgrounds for this purpose.

Guiseppe Lopez, 2675 Penticton Street, Vancouver, owner of the subject site, appeared before members of Council in support of the subject application.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rez. #01-18, Bylaw No. 11267 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 25, 2001" - BYLAW NO. 11268

Rez. #01-22

4551 Wayburne Drive - located on the west side of Wayburne Drive, north of Moscrop Street

Lot 1, D.L. 71, Grp. 1, Plan 78056, NWD

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: P6 Regional Institutional District

The purpose of the proposed zoning bylaw amendment is to permit the subject property to be incorporated into the BCIT site.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-22, Bylaw No. 11268 .

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez. #01-22, Bylaw No. 11268 be now terminated."

CARRIED UNANIMOUSLY

**Councillor Evans, stating he has a conflict of interest with the next application, retired from the Public Hearing at 9:14 p.m.

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 26, 2001" - BYLAW NO. 11269

Rez. #01-23

7550 Rosewood Street - located on the south side of Rosewood, between Mary and Ramsay Avenue.

Lot 99, D.L. 30, Grp. 1, Plan 44227, NWD

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District and in accordance with the development plan entitled "New Vista: Care Home Renovation and Addition" prepared by Neale Staniszki Doll Adams Architects)

The purpose of the proposed zoning bylaw amendment is to permit additional floor space, including a new dining room to the existing Care Home building.

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The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-23, Bylaw No. 11269 .

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. #01-23, Bylaw No. 11269 be now terminated."

CARRIED UNANIMOUSLY

**Councillor Evans returned to the Public Hearing at 9:15 p.m.

9. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 2001" - BYLAW NO. 11272

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to permit animal training and day care facilities.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Text Amendment, Bylaw No. 11272 .

A memorandum was received from the Director Planning and Building advising that S. 404.1 (1)(1) of the Zoning Bylaw, which permits architectural, data processing, drafting, engineering and survey offices in the M4 District was not deleted from bylaw as was intended in the report adopted by Council on June 4, 2001. The Director Planning & Building requested the City Solicitor not delete the section from the bylaw at this time and the feasibility of its removal will be addressed at a later date.

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

MOVED BY COUNCILLOR BEGIN
SECONDED BY COUNCILLOR DER

"THAT this Public Hearing relating to Text Amendment, Bylaw No. 11272 be now terminated."

CARRIED UNANIMOUSLY

10. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 2001" - BYLAW NO. 11273

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to make certain minor text amendments to clarify and improve wording of the Zoning Bylaw, and to respond to changes in related legislation and changes in forms of development, land uses and societal trends.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Text Amendment, Bylaw No. 11273 .

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Text Amendment, Bylaw No. 11273 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR BEGOM

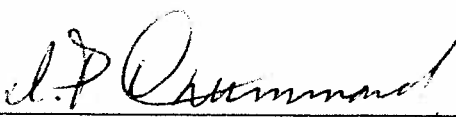
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:18 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I