

2002 FEBRUARY 19

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2002 February 19 at 7:30 p.m.

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

ABSENT:

STAFF: Mr. Jack Belhouse, Director Planning & Building
G. McCaskie, Administrative Officer I

The Public Hearing was called to order at 7:30 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 4, 2002" - BYLAW NO. 11339

Rez. #01-30

4238 Albert Street - located on the south side of Albert Street between Carleton and Madison Avenue.

Lot A, D.L. 121, Grp. 1, NWD LMP 44614

From: CD Comprehensive Development (based on RM7 Hastings Village Multiple Family Residential)

To: Amended CD Comprehensive Development (based on RM7 Hastings Village Multiple Family Residential District, the Hastings Street Area Plan and in accordance with the development plan entitled "Townhouses at 4238 Albert Street" prepared by Creekside Architects.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a stacked townhouse project with underground parking.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-30, Bylaw No. 11339.

David Bird, 8490 Elliot Street, Vancouver, the rezoning applicant appeared before members of Council to provide a brief description on the subject site. The speaker advised that the development proposal consists of 29,000 sq. ft., 29- unit two and three storey stacked townhouse development in three separate buildings with provision of 51 underground parking stalls, visitor parking and an underground car wash. The entrance from Albert Street incorporates important elements such as street-oriented front doors, pitched roofs and facade modulation to distinguish individual units and provide interest along the street. Some of the upper units have roof decks on the third floor.

The applicant has requested the addition of six inches to the height of the buildings to accommodate roof strapping on the roof decks. The speaker explained the perimeter finishings on the buildings will include vinyl siding, side wall shingles, stone walls with wrought iron and some stone on the main face of the building. The development will have sprinklers inside the main portion of the building.

In concluding Mr. Bird provided a brief overview on the company's development projects in the province. The speaker advised that the architect was available to answer any questions from Council.

Ivan Hnatuik, 4238 Albert Street, Burnaby appeared before Council expressing concerns regarding the ability to fully enjoy his property which was purchased in February 2001. The speaker's concerns included noise and exhaust fumes from the traffic on Albert Street and Hastings Street, the proposed height of 4272 Albert and the impact on his property of any development that might go in at 4238 Albert Street.

The speaker advised that three to four months of the year, his property is denied direct sunlight due to the height of the development on Albert Street. Mr. Hnatuik advised that due to increased altitude living in the heights, they have discovered that the moist air condenses on the ground at night. On colder days and due to the shadow that the development casts over the house, allowing no sunlight in the morning, a black ice sheen on sidewalks and roadways develops which is dangerous and not easily removed. Further, with regard to being denied direct sunlight during the morning to half of his front yard due to the height of 4272 Albert, a higher structure at 4238 would cause reason to be denied direct sunlight to the front half of the yard for the remainder of the day. The speaker advised that the property was purchased partly because it faces directly south and therefore gets direct sunlight into his home.

In concluding, the speaker advised that he would support this new development provided that the underground parking entrance to the development be located on the south side of the

property which would allow exiting from the development directly onto the laneway between Albert and Hastings. The speaker requested that the development be limited to the RM7 and 12m height guidelines.

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. #01-30, Bylaw No. 11339 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 2002" - BYLAW NO. 11340

Rez. #01-34

5938 Sprott Street - located on the south side of Sprott Street between Godwin and Norland Avenues.

Lot 1, D.L. 80, Grp. 1, NWD 83157

From: R3 Residential District

To: CD Comprehensive Development District (based on R3 Residential District and P5 Community Institutional District)

The purpose of the proposed zoning bylaw amendment is to permit development of a short term stay residential home.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-34, Bylaw No. 11340.

Caroline Bonesky, 314 6th Street, New Westminster, Executive Director for Fraserside Community Services Society appeared before members of Council advising that the Society proposes to operate a 10 bed short term stay shelter at 5938 Sprott Street. The project funding partners involved Human Resources Development Canada as part of the Supported Community Partnership Initiative and Fraser Health Authority.

The speaker advised that the people served at this location are clients with mental health issues. These people have been receiving treatment either in a hospital or community care

facility and require a place to stay until their own accommodation becomes available. All of these individuals have the ability to live independently in the community but require time to find a new place to live. The maximum stay in the shelter would be 30 days. The Society only accepts pre-screened and referred clients. To receive service the client has to be connected to a mental health team, physician or psychiatrist within the geographic area. The speaker advised that the Society will be conforming to all building codes and confirmed that the shed on the property will be removed.

In concluding, the speaker gave an overview of Fraserside Community Services Society noting the Society has been in operation for 30 years providing service in the New Westminster, Burnaby and Tri-Cities areas. The Society maintains nine separate facilities, both independently and in conjunction with BC Housing. There have been no extraordinary events that have occurred during the operation of any of these facilities. The Society feels it is important to keep communication lines open with the neighbours in the area as well as participating in the Block Watch program.

Council raised several questions concerning the size of the house, number of bedrooms, length of stay, client health issues, staffing, depth of screening for clients, daily activities and a time in and time out policy.

Ms. Bonesky responded and provided Council with detailed information about the operation of the facility.

Ali Mohamed, 5931 Sunset Street, Burnaby appeared before Council to express his opposition and concerns with the application. The speaker advised that the subject site is situated directly behind his house. The back lane in this area is a dead-end street and every other house in that area is family oriented housing. Mr. Mohamed advised that he is concerned with the proposed residence due to the turnaround of people every 30 days and for the safety of children who play hockey and ride their bikes on the dead-end street. The speaker requested information from the Society confirming whether the Society's other locations have disabled people versus mentally handicapped people. A further question was raised about how long it is anticipated that the residence will be in this location and what would happen to the zoning after the project is complete or if the house is sold.

In concluding, the speaker raised concerns for the close proximity of a day care in the area, a kindergarten one block away at the Korean Centre and an elementary school at Canada Way and Spratt.

Mei Lin, 5921 Sunset Street, Burnaby appeared before Council to express the same concerns as outlined by Mr. Mohamed. The speaker has a two year old son and is concerned about the future safety of her child when playing in the backyard which has no fence. Ms. Ling expressed concern regarding the mental ability of the people moving into the subject site. Spratt is a very busy street and could be dangerous for the clients living at the residence. It was also noted the close proximity of the kindergarten and elementary school.

Liping Fan, 5939 Sunset Street, Burnaby appeared before Council expressing opposition to the project. The speaker advised that she decided to buy a home in this area because the area was very quiet and safe. The back lane is a dead-end and becomes the playground for the children in the neighbourhood. The properties around the subject site have no fences and are very open properties. Ms. Fan expressed concern about the rotation of clients every 30 days.

In concluding, the speaker advised that as parents they are very concerned for the safety of the children in this area. The speaker stated that she is in agreement with the previous two speakers.

A. Kumarapillai, 5900 Sprott Street, Burnaby appeared before Council expressing concerns similar to the previous speakers. The speaker expressed concerns regarding mentally disturbed people living in the neighbourhood, especially when most residents have small children. The speaker stated that the problem with the present court system is people who can prove they are mentally disabled can usually be released from the court system.

Ruby Virani, 5911 Sunset Street, Burnaby appeared before Council advising that she has come this evening with a positive outlook to have this project put in place, however, her comments and recommendations were going to be based on the type of clients that were going to be residing at this residence.

The speaker raised a number of questions concerning age group of clients, what time clients will be present at the house during the day, the mental stability of the clients and are they stabilized with medication and how compliant are they when on medication, what is the staff ratio, is staff supervision 24 hours a day and what are staff qualifications?

In concluding, the speaker stated that she has teenage children and referred to the fact that most of these clients are young adults and there is a significant amount of pedestrian traffic coming from Douglas Road School and Burnaby Central High School. The speaker advised that her children already find it rather unsafe to walk to and from the high school due to a large amount of bush at the front and back of their street. The main concern is for the safety of children especially when we are not sure how stable these clients are going to be.

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

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez. #01-34, Bylaw No. 11340 be now terminated."

CARRIED UNANIMOUSLY

2002 February 19

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CORRIGAN


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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:45 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I