

2003 July 22

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2003 July 22 at 7:30 p.m.

PRESENT: Councillor D. Evans, (In the Chair)
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor D.N. Johnston
Councillor C. Jordan
Councillor C.M.H. Redman (arrived at 7:35 pm)
Councillor N. M. Volkow

ABSENT: Mayor Derek Corrigan
Councillor L. Rankin.

STAFF: Mr. Jack Belhouse, Director Planning & Building
Ms. G. McCaskie, Acting Administrative Officer Operations

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

The Acting Administrative Officer Operations advised that Item 5 on the Agenda has been withdrawn.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 2003" - BYLAW NO. 11573

Rez. #03-10

9753/89, 9825/45 Cameron Street, Ptn. of 9720 Sullivan Street, 9812 Sullivan Street

Lot 82 Exc. Part Subdivided by Plan 69548 and Ptn. of Lot 83, Plan 64808; W. 63ft. of Lot 6 and Lot 6 Exc. W. 63ft. subdivided by Plan 24955, Plan 4155; Lot 44, Plan 24955 and Lot 87, Plan 68034, all of D.L. 6, Grp. 1, NWD

From: R2 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Lougheed Town Centre Plan guidelines and in accordance with the development plan entitled "Cameron Willoughby" prepared by Neale Staniszki Doll Adams Architects and Lougheed Town Centre Plan guidelines for the remnant of 9789 Cameron Street) and R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the development of townhouses with individual garages for vehicle parking and a four-storey apartment building with underground parking.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-10, Bylaw No. 11573.

A letter dated 2003 July 22 was received from Heather Walker, 9755 Sullivan Street expressing concerns on the future increase of traffic along Sullivan Street. The writer advised that there are 94 parking spaces within the townhouse complex; provision for parking does not include visitors to the townhouse complex, who may not only travel along Sullivan Street but may also have to park on the street. The writer provided comment regarding the obvious loss of trees that will occur on the subject site. In concluding, Ms. Walker commented that the green space enhances the neighbourhood and is directly visible from her property wherein a four storey apartment and a townhouse complex will not be as desirable to view from her property.

John O'Donnell, Vice President of Ledingham McAllister Homes Ltd., 800 - 1199 West Hastings Street, Vancouver, the rezoning applicant appeared before members of Council to respond to questions regarding the application.

****Councillor C. Redman arrived at the Public Hearing at 7:35 p.m.****

Harinder Mahil, 9980 David Street, Burnaby appeared before Council members advising that he has serious reservations about the development relating specifically to the increase of on-street parking. The speaker advised that all streets on the North Road side have been blocked off. The speaker commented that he has no concerns about parking provisions on the Cameron side of the street. The speaker also commented that upon completion of the development, there will obviously be a decrease in the number of trees which currently provide an overall attractiveness to the neighbourhood.

Randeep Sarai, Barrister and Solicitor, #300 - 6330 Fraser Street, Vancouver representing Mr. Ghuman, owner of 9805 Cameron Street, appeared before Council members advising that Mr. Ghuman is concerned that the developers have not made sufficient effort to negotiate for the purchase of the subject property at 9805 Cameron Street. The speaker distributed a copy of a previous Offer to Purchase dated September 1997. Mr. Sarai advised that Mr. Ghuman is requesting the developer negotiate a new offer. The owner expressed concerns that his property will be abandoned for future development and that he will not be able to purchase another home with the present offer.

In concluding, Mr. Sarai advised that his client has suggested as an alternative, the two properties to the east and one to the west be left so there will be sufficient property for future development.

David Perry of 9980 David Drive, appeared before Council members expressing concerns related to a dedicated widening of Willoughby which would become a major intersection. The speaker inquired as to a time frame for this plan and further questioned the dedication of a road right of way.

The Director Planning and Building responded that there is no intention to utilize the road right of way at this point in time, but future land use options are being protected.

Maryann Pivaris of 1485 Riverside Drive, North Vancouver appeared before Council members on behalf of her mother, Mary Crnica, 4138 Parker Street, Burnaby owner of 9796 Sullivan Street. The speaker confirmed that a letter had been submitted to the Planning Department outlining her mother's concerns. A copy of the letter was provided for the record.

The letter outlined and requested the following:

- Retain the existing conifers on the east side of the property;
- Construct a minimum six foot high wooden privacy fence adjacent to the east side of property beside the private property dedication land;
- Plant evergreen specimen trees immediately adjacent to the southern boundary of their property beside the City lands dedication property

Melinda Koster, 9635 Sullivan Street, appeared before Council members advising that she is not interested in any kind of a thoroughfare into the subdivision and that there should be no provision for access at this time. The speaker expressed concerns relating to the lack of adequate street parking and inquired if the residents will require parking permits. Concerns were also expressed about the potential increase of traffic volumes for the area.

Maurice Bradley, 9866 David Drive appeared before Council members providing comment about the type of units being built and how it will attract low rentals, therefore increasing crime, parking and traffic congestion.

Dirk Van Den Driesen, 9430 Sullivan Street, appeared before Council members advising that he is not happy with the neighbourhood change and the increasingly higher density. The speaker stated that the area has character homes with a large number of trees which currently provides a green belt between his home and the Cameron Recreation Centre and also provides a buffer between Sullivan Heights and the Lougheed Town Centre. The speaker stated that he has a lot of traffic passing his house on Sullivan Street and wished to express that he is in support of a secondary access through Willoughby, however, he does not believe that the access should be made an option at this time and that residents can come forward to debate this issue at a later date. Concerns were also expressed for the high traffic volumes that will exist in the area.

Mike O'Reilly, 9574 David Drive, appeared before Council members advising that he has lived in the area for 18 years and expressed his opposition to the rezoning at 9720 and 9812 Sullivan Streets.

Carl Reichenback, 9675 David Drive, appeared before Council members and referred to comments regarding the provision in the future of another access road into the Sullivan Heights neighbourhood. The speaker questioned the necessity of having North Road blocked off into Sullivan Heights. The speaker advised that the Sullivan Heights area is a

quiet, safe neighbourhood and suggested that the neighbourhood have one access road in the future. The speaker questioned why the area was zoned for 4 storey apartments, when there are so many single family homes in the area and suggested that the area remain as single family homes/townhomes .

The Director Planning and Building responded that the lower density elements of the project are up against the single family area, as well, the buffer areas are between the backside of the Sullivan properties and the building offsets from the townhomes.

Council advised that a staff report will come forward addressing the concerns raised at the Public Hearing

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

"THAT this Public Hearing relating to Rez.#03-10, Bylaw No. 11573 be now terminated."

CARRIED UNANIMOUSLY

Councillor Calendino retired from the Public Hearing at 8:30 p.m.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 2003" - BYLAW NO. 11574

Rez. #03-16

7155/85 Kingsway

Lot 1, D.L. 95, Grp. 1, NWD 21431 and Lot 190, D.L. 95, Grp. 1, NWD 41038

From: Proposed: CD Comprehensive Development District (RM5 Multiple Family Residential District and C3 and C3a General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 & C3a General Commercial District guidelines and in accordance with the development plan entitled "Bingo Hall, Highgate Village Burnaby, B.C." prepared by Urban Design Group Architects Ltd.)

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a bingo hall (Gaming Facility) within the proposed new mixed use development.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-16, Bylaw No. 11574.

Cheryl Mueller, #402 - 7077 Beresford Street, appeared before Council members to provide comments relating to the high crime in the subject area. The speaker advised that she has lived in the area for seven years and has increased the security on her home and vehicle on a continual basis. Ms. Mueller advised that initially she was not opposed to the rezoning due to her understanding that a bingo hall would not be included in the redevelopment. The speaker expressed concern for the type of individuals who frequent the present bingo establishment.

**Councillor Calendino returned to the Public Hearing at 8:35 p.m. and took his place at the table.

In concluding, the speaker wished to advise that as there is going to be a gaming facility within the proposed new mixed use development, she is opposed to the rezoning application.

Ms. Schroeder #3307 - 7055 Willoughby Avenue, appeared before Council members noting that she was looking for a positive effect that this rezoning will have on the neighbourhood. The speaker is disappointed that there will be a gaming facility located in the development.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

"THAT this Public Hearing relating to Rez.#03-16, Bylaw No. 11574 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 41, 2003" - BYLAW NO. 11575

Rez. #64/96

3754 & 3762 Dominion Street

Lot 1, D.L. 69, Grp. 1, NWD 1321; Lot A, D.L. 69, Grp. 1 NWD 19620

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, Community Plan Eight Guidelines, and in accordance with the development plan entitled "Mountain View Villas" prepared by Matthew Cheng Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of an 8-unit townhouse development with in-unit garage parking.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #64/96, Bylaw No. 11575.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

"THAT this Public Hearing relating to Rez.#64/96, Bylaw No. 11575 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 42, 2003" - BYLAW NO. 11576

Rez. #03-19

4161 Dawson Street

Ptn. of Lot B, D.L. 119, Grp. 1, NWD 69931

From: CD Comprehensive Development District (based on M5 Light Industrial District and C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on M5 & M5L Light Industrial District and C1 Neighbourhood Commercial District and in accordance with the development plan entitled "Gold's Gym" prepared by C.B.D. Officeworks Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a fitness facility within an existing industrial building.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-19, Bylaw No. 11576.

Doug Ruttan, 2129 Teofil Street, Quesnel, B.C. representing the owners of Gold's Gym, appeared before Council members and advised that he was available should Council have any questions.

Responding to a question of Council regarding future development coming along, and the possibility that the occupants might have to relocate, the Director Planning and Building responded that the zoning in place at the present time will be extinguished by the master rezoning when it is completed, so it will become a legally non-conforming use for the

long term; it is seen as an interim use until Phase 5. If the applicant was interested in reestablishing the use on the site, a similar rezoning process would have to take place in the future

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

"THAT this Public Hearing relating to Rez.#03-19, Bylaw No. 11576 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 43, 2003" - BYLAW NO. 11577

Text Amendment

This item was withdrawn from the agenda prior to the Public Hearing.

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

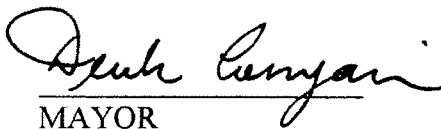
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:50 p.m.

Confirmed:

Certified Correct:


MAYOR


ACTING ADMINISTRATIVE OFFICER
OPERATIONS