

2003 May 27

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2003 May 27 at 7:30 p.m.

PRESENT: Mayor D. R. Corrigan (In the Chair)
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor C. Jordan
Councillor L. Rankin
Councillor N. M. Volkow

ABSENT: Councillor C.M.H. Redman

STAFF: Mr. Jack Belhouse, Director Planning & Building
Mrs. Ann Lorentsen, Administrative Officer Operations
Ms. Anne Skipsey, Deputy City Clerk

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 2003" - BYLAW NO. 11546

Rez. #03-12

8998 University High Street

Lot 14, D.L. 211, Grp. 1, NWD BCP3161

From: P11e SFU Neighbourhood District

To: CD Comprehensive Development District (based on C3 and C3f General Commercial District and RM4 Multiple Family Residential District use and density and SFU Community Plan guidelines and in accordance with the development plan entitled "Cornerstone Development" prepared by NSDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit a mixed-use commercial/residential development including a pub on University High Street adjacent to the planned town square.

Michael Geller, SFU Community Trust, 8888 University Drive, Burnaby, applicant for the subject rezoning, appeared before members of Council expressing appreciation to Council and City staff for its support in bringing this development to this point and advising he was available to answer any questions Council may have.

In response to a query regarding the status of the pub located in the Student Union Building once this new pub is built, Mr. Geller noted that the Student Union pub will remain for the use of students, but the customer base for this new facility will be the residents of this new community. In developing this new community it intended to have no conflict with existing facilities on the campus.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#03-12, Bylaw No. 11546 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 2003" - BYLAW NO. 11551

Rez. #03-08

4438//46/50/52/56/60/64 Albert Street

Lot B, D.L. 121, Group 1, NWD Plan 11925, Lots 10 to 15, Blk 5, D.L. 121, Group 1, NWD Plan 1054

From: RM6 Multiple Family Residential District

To: CD Comprehensive Development District (based upon the RM7 Hastings Village Multiple Family Residential District and Hastings Street Area Plan as guidelines and in accordance with the development plan entitled "Albert & Willingdon: 4438-4464 Albert Street" prepared by Gomberoff Bell Lyon Architects)

The purpose of the proposed rezoning bylaw amendment is to permit construction of 32 stacked townhouse units.

Tom Bell, Gomberoff Bell Lyon Architects, 2034 W. 11th Avenue, Vancouver appeared before members of Council advising that as the architects for this development he was available to answer any questions Council may have regarding the application.

Mark Wai, 4434 Albert Street, Burnaby appeared before members of Council advising his home is adjacent the subject site and is concerned about the affect the development will have on his property. The speaker noted that he will be the only single family home located between two townhouse developments and he expects the height of this new development will result in losing his view. Mr. Wai questioned why he had not been approached regarding purchase of his property for the subject development.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#03-08, Bylaw No. 11551 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 31, 2003" - BYLAW NO. 11550

Rez. #02-44

7356/64/70/76 Stride Avenue and 7340/48/56/62/68 15th Avenue

Lots 25, 26, 27, 28 & 29, Blk 2, D.L. 29, Group 1, NWD Plan 3035, Lots 12, 13, 14 & 15, D.L. 29, Group 1, NWD Plan 9201

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Stride Avenue Stacked Townhouses" prepared by Fougere Architecture Inc.)

The purpose of the proposed rezoning bylaw amendment is to permit a stacked townhouse development having 64 units.

A letter dated May 26, 2003 was received from David and Terri Mew, 7350 Stride Avenue, Burnaby advising they are concerned about the impact the proposed development will have on their property, especially with regard to traffic congestion, noise, pollution and access to their home. The writers, whose property is immediately adjacent the subject site, also express concern about the impact the proposed retaining wall will have on their property, loss of privacy and request that rear access be provided to their property and that the entrance to the underground parking be relocated to the north side of the property.

A letter dated May 27, 2003 was received from Joan Carne, 6392 Neville Street, Burnaby, Chair, Byrne Creek Streamkeepers and Member of Burnaby Environment Committee expressing concern about the impact the loss of trees and change in land surface associated with the proposed development will have on Byrne Creek. The writer requests the City require stormwater management for this site to maintain runoff at or below current levels.

Wayne Fougere, Fougere Architecture Inc., 230 W. Broadway, Vancouver appeared before Council members advising he is the architect for the subject development and is accompanied by Dominic Li the developer and Mary Chan the landscape architect who were all available to answer questions from Council.

In response to a query from Council regarding the two single family homes not included in the L-shaped lot development, Mr. Fougere responded that an agent on behalf of the developer had contacted the owners who did not express interest in selling at that time.

Theresa Mew, 7350 Stride Avenue, Burnaby appeared before Council advising that she and her husband own one of the two residences not included in this development. Mrs. Mew informed Council that they had been contacted in January by a realtor who indicated the four properties adjacent to their's had been purchased and the agent had asked if they were interested in selling; at that time they had not considered selling but told the realtor they would think about it. There had been no indication at that time of the magnitude and complexity of the development being proposed, noted the speaker.

Mrs. Mew explained they had purchased this property because of the green space and the mix of housing types in the neighbourhood. They felt they had done their homework prior to purchasing by checking plans at city hall and noting that an extension of 15th Avenue was indicated to the rear of their property that would allow for future lane access when the surrounding properties were redeveloped. They realize the area is changing, noted the speaker, however they are concerned about the size of the proposed development, increased noise, traffic and access to their property. Mrs. Mew suggested that the access to the underground parking, which is proposed to be located immediately adjacent their property, should be relocated because the constant noise and number of vehicles entering and exiting will have a significant impact on them. The speaker further requested that lane access be opened at the rear of their property as they will be hemmed in by this new development. In speaking with the architect, she is also very concerned about the impact the proposed retaining wall will have on their home, advised Mrs. Mew.

In conclusion, Mrs. Mew suggested members of Council visit their home to see what an impact this proposal will have on their home and property.

David Mew, 7350 Stride Avenue, Burnaby then expressed to members of Council his concern about the impact this large development will have on his much smaller home. The speaker noted that they will lose considerable green space behind their property and the height of the development will block light from their yard, making their property much less appealing; however access to the rear of property is his main concern especially as he has always wanted to build a garage back there. The architect for the development, who has been very helpful, noted the speaker, has indicated a rear lane may allow for improved access for garbage collection at their site; Burnaby engineering staff have indicated they do not have a problem with rear access; therefore, concluded Mr. Mew, he is asking Council to allow rear access to his property and that of his neighbour at 7348 Stride Avenue. The speaker also reiterated his wife's request that the access to the underground parking be relocated and expressed concern about the height and size of the retaining wall.

In conclusion, this development will have a negative impact on his property and will result in it being devalued, noted Mr. Mew, who indicated that if he is unable to at least attain rear access to his property he would rather sell.

For the benefit of Council Mr. Mew clarified that when they purchased their home they had assumed that the road right of way shown on the plans at City Hall would one day be developed as an extension of 15th Avenue – the subject application includes the closure of the right-of-way for inclusion in the development. The speaker also clarified that to his knowledge the concrete retaining wall and top rail will be stepped back from his property but that townhouses are planned to be built above the level of the retaining wall and will completely shadow his house. Mr. Mew does not so much object to the proposed townhouse development, as he does understand progress is necessary, however his concerns are related to how the application affects his property, particularly with regard to access and livability. He would consider selling noted the speaker.

Barbara Gagner, 7348 Stride Avenue, Burnaby appeared before members of Council to express her agreement with comments expressed by her neighbours, the Mews. The speaker advised that she would also like access to the rear of her property and for the record noted that she was never approached by the applicant as to whether she was interested in selling her property.

Sam Yau, 7338 Stride Avenue, Burnaby appeared before Council members to express his concerns regarding the application. The speaker noted that there are many young children in this neighbourhood and with increased traffic, especially on Stride Avenue, he believes safety will be an issue. Mr. Yau is also concerned about the loss of green space and loss of privacy due to the height of the proposed townhomes.

Wayne Fougere, architect for the subject application again appeared before Council members to clarify some issues regarding the application. The townhouses that are planned to be adjacent 7350 and 7348 Stride Avenue will only be two-storey townhomes and should not be any higher than the single family homes themselves; the three-storey townhomes will be located on the 13th Street side of the development. The retaining wall to be built adjacent 7350 Stride Avenue will be set back from the existing fence along the property line and will be stepped with a mature hedge to be planted along the lower step to screen the retaining wall and railing.

In response to a query regarding the developer's willingness to purchase the two adjacent properties on Stride Avenue, Mr. Fougere advised he was unable that question and suggested it be put to the developer.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#02-44, Bylaw No. 11550 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 2003" - BYLAW NO. 11547

Rez. #01-38

6970 21st Avenue & 7017 Edmonds Street

Lot 1 Except: Easterly 60 ft. having a frontage of 60 ft. on 21st Avenue by full depth of Lot and adjoining Lot "B", D.L. 95, Group 1, NWD Plan 8190, Parcel "E" (Exp. Plan 16065), of Lot 2 and of Parcel "D" (Plan with Bylaw Filed 43257) of Lots 44 and 45, D.L. 95, Group 1, NWD Plan 8190

From: R5 Residential District and M2 General Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Villagio South" prepared by Creekside Architects)

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

A letter dated May 27, 2003 was received from Joan Carne, 6392 Neville Street, Burnaby, Chair, Byrne Creek Streamkeepers and Member of Burnaby Environment Committee expressing concern about the impact the loss of trees and change in land surface associated with the proposed development will have on Byrne Creek. The writer requests the City require stormwater management for this site to maintain runoff at or below current levels and, further, suggests retention of some of the mature trees on the site.

Ken Falk, Creekside Architects, 150 - 1450 Creekside Drive, Vancouver, appeared before members advising he and representatives of Zeus Developments Ltd., the developer, were available to answer questions from Council. With regard to the letter from Joan Carne, Mr. Falk noted that a stormwater management plan will be established for the site in accordance with guidelines set out by the City of Burnaby.

Ruth He, 408 - 7038 21st Avenue, Burnaby appeared before members of Council advising that she is very concerned about the impact the proposed development will have on the life of area residents. The speaker feels that putting so many houses into this area will increase traffic congestion, create traffic safety issues and increase noise which is already a problem because of the proximity to Skytrain. Ms. He observed that there is far too much traffic on her street as it is and putting a large housing development such as this off the cul-se-sac will make it worse. The speaker also noted the negative impact of the loss of trees from the site because they serve as a sound barrier, screen the view of traffic and general promote the good health of area residents. Development such as this will ruin a beautiful neighbourhood and consequently area residents will suffer ill health stressed Ms. He.

In conclusion, the speaker asked that Council not just consider the economic benefits from such a development but consider the living conditions for all area residents and reject this application.

Ken Falk, Creekside Architects, again appeared before Council to clarify that the parking access for the proposed development will be from Edmonds Street, not 21st Avenue and, as part of the development, tree cover along the Griffiths right-of-way will be restored which should address sound and air quality issues.

Ruth He, 7038 21st Avenue, Burnaby again came before members of Council to indicate that Edmonds Streets is no better than 21st for access to the development. There is too much traffic and the development is too close to the cross street at Griffiths, which will cause traffic safety issues, she observed. The speaker also questioned why a detailed plan for sediment control has not yet been approved.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#01-38, Bylaw No. 11547 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 29, 2003" - BYLAW NO. 11548

Rez. #02-26

6850 Southpoint Drive

Lot 1, D.L. 191, Group 1, NWD Plan LMP 51518

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "BC Hydro Lands" prepared by Ramsay Worden Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit a low-rise apartment and townhouse development.

Pat Archibald, 701 - 6888 Station Hill Drive, Burnaby appeared before members of Council to express her concern about development of the subject area. The speaker is concerned about the loss of green space that she looks over from her home and about the noise created by new development when area residents have only now been relieved from

the noise of traffic on Southpoint. Ms. Archibald also noted the proliferation of townhouse development in the area which she feels will devalue her property's value.

Doug Ramsay, Ramsay Worden Architects, architect for the subject application appeared before members of Council accompanied by Tom Morton and Nelson Chan, Palladium Group, the developers of this project and by Jon Losee, landscape architect advising they were available to provide a brief overview of the project. Using architectural drawings Mr. Ramsay indicated how much smaller in the scale their project is from the neighbouring building at 6888 Station Hill Drive and how the dense landscaping between the two projects will provide a buffer.

In response to a query from Council regarding access to the parkway, Mr. Ramsay indicated all pathways will lead to the Parkway and a community path to the school. Front doors of the individual units will face onto the street to make the development more community oriented and livable. With regard to an inquiry about screening to the adjacent daycare, Mr. Ramsay noted that there is an existing 6' high fence and hedge and additional planting will supplement the buffer area. Parking access to the development will be on the south side, behind the daycare centre.

Bill Schmalz, 7066 - 17th Avenue, Burnaby appeared before Council advising he has concerns with regard to the parking access being located to the daycare centre. As the parent of a young child attending the daycare, the speaker has serious concerns about safety of the children and noted that the existing fence and shrubs will do little to buffer the proposed road from the daycare.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#02-26, Bylaw No. 11548 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 2003" - BYLAW NO. 11549

Rez. #02-40

7054/66/78/90 17th Avenue and 7055/67/77/89 16th Avenue

Lots 31, 32, 33, 34, 45, 46, 47 & 48, D.L. 95, Group 1, NWD Plan 1643

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Edmonds Site" prepared by Rositch Hemphill and Associates Architects)

The purpose of the proposed rezoning bylaw amendment is to permit a townhouse development having 92 units.

A letter dated May 27, 2003 was received from Joan Carne, 6392 Neville Street, Burnaby, Chair, Byrne Creek Streamkeepers and Member of Burnaby Environment Committee expressing concern about the impact the loss of trees and change in land surface associated with the proposed development will have on Byrne Creek. The writer requests the City require stormwater management for this site to maintain runoff at or below current levels.

John O'Donnell, Ledingham McAllister Homes, 800 - 1199 W. Hastings Street, Vancouver appeared before Council members, accompanied by Norm Huie, Ledingham McAllister and Bryce Rositch, Rositch Hemphill & Associates, to provide Council with a brief outline of the development proposal. Mr. O'Donnell noted they have a number of design sketches and elevation drawings for Council's information and in response to the letter from Ms. Carne, he indicated a stormwater management plan, in compliance with Burnaby guidelines, and an on-site detention tank will be implemented along with a covenant to ensure maintenance of the system.

Bill Schmalz, 7066 17th Avenue, Burnaby appeared before members of Council advising he is favour of the subject application as he believes it will be an improvement to the area and will make it more liveable.

Nirvan Rajkumar, 7106 - 17th Avenue, Burnaby appeared before members of Council to express his concern about the loss of old growth trees from the subject property. Mr. Rajkumar also indicated concerned about increased parking problems in the area, especially because of the proximity to the Skytrain station. As the owner of one of the few single family houses in this area the speaker is worried the development will effect loss of privacy and light from his home.

John O'Donnell, project architect again appeared before Council members to respond to the concerns of the previous speaker. Mr. O'Donnell noted that an arborist has looked at the trees on the site and several groups of trees are being preserved. The development will include a visitors parking area and the housing units across from Mr. Rajkumar's property will only be two stories; the three-storey units will be located further along the site where there is existing multi-family housing. In response to a query regarding the height of the townhomes on the Stride Avenue/18th, Mr. O'Donnell advised that although the elevation is higher on that side the design is stepped down towards the street to lessen its impact.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#02-40, Bylaw No. 11549 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

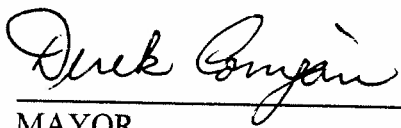
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY


The Public Hearing (Zoning) adjourned at 8:55 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER OPERATIONS