

2003 September 30

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

PRESENT: Mayor Derek Corrigan
Councillor S. Dhaliwal
Councillor D. Evans
Councillor D.N. Johnston
Councillor C. Jordan
Councillor L. Rankin
Councillor C.M.H. Redman
Councillor N. M. Volkow

ABSENT: Councillor P. Calendino

STAFF: Mr. Jack Belhouse, Director Planning & Building
Ms. A.L. Lorentsen, Administrative Officer Operations

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 2003" - BYLAW NO. 11613

Rez. #03-05

7124 & 7132 Seventeenth Avenue

Lots 38 & 39, D.L. 95, Group 1, WD Plan 1643

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District with amenity bonus and Edmonds Town Centre Plan and in accordance with the development plan entitled "Townhouse Development" prepared by Hywel Jones Architect)

The purpose of the proposed rezoning bylaw amendment is to permit a 12 unit townhouse development with underground parking.

Randolph Bruce, 7134 - 17TH Avenue, Burnaby, appeared before the members of Council to express concerns regarding development of the subject site which is adjacent to his property. The speaker noted concerns regarding the potential for erosion of Byrne Creek directly behind and beside 7118 - 17th Avenue. Mr. Bruce is also concerned about the impact demolition, excavation and construction will have on adjacent properties and what monitoring will be done to see no damage occurs.

The speaker also indicated he had concerns regarding traffic, parking, and the potential for increased crime.

Todd Miner, 7134 - 17th Avenue, Burnaby appeared before Council members advising that as the local Block Watch Coordinator for the neighbourhood he is extremely concerned about any increased potential for crime. Mr. Minor noted that the wooded area behind the subject property has become a popular spot for hiding stolen goods; and he would not like to see any increase in this type of activity.

Darcy Schlechtleitner, 836 - 12th Street, New Westminster appeared before members of Council advising she is the owner of 7151/7153 - 17th Avenue and is concerned about the somewhat patchwork zoning in the neighbourhood. The speaker noted that this area is intended to be zoned as larger townhouse complexes however a new duplex has just be built and now a small site townhouse complex is proposed. Ms. Schlechtleitner expressed concern that some home could be left standing alone with multi-family residences being built around them.

John Ritchie, Spyglass Place, Vancouver, appeared before Council members on behalf of the developer to respond to some of the concerns expressed. The speaker advised that works being undertaken by the developer as a part of this project will require them to remove a house on adjacent city park property and implement improvements and rehabilitation of the property to its natural state as riparian stream bank; thereby assisting the problem of erosion of Byrne Creek. Plans for excavation and soil stabilization must be submitted to the Planning Department as part of the development process. Traffic concerns have been considered and a ramp to the proposed underground parking relocated in order to avoid accidents. Crime in this area should actually be reduced by development of the site, noted the speaker, because there will be more residents with watchful eyes to discourage criminal activity.

In conclusion, Mr. Ritchie, noted that, while it is an unique situation having these two lots orphaned from the main parcel, the developer was glad however of the opportunity to provide a small site, high density development in the area.

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.#03-05, Bylaw No. 11613 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 2003" - BYLAW NO. 11614

Rez. #03-02

6123 Hastings Street

Lot 1, D.L. 205, Group 1, NWD, Plan LMP42060

From: C4 Service Commercial District and P8 Parking District

To: CD Comprehensive Development District (based on C4 Service Commercial District and in accordance with the development plan entitled "Car Wash Facility" prepared by Phoenix Structural Designs Ltd., J.T. Engineering and Management Ltd. and DMG Landscape Architects)

The purpose of the proposed rezoning bylaw amendment is to permit the expansion of the car wash facility into the P8 zoned rear portion of the property.

William Muehling, 341 N. Ranleigh Ave., Burnaby appeared before Council members advising he owns the property located at 6147 Hastings Street which is a small commercial building. Mr. Muehling expressed concern about possible increased noise from the automatic car wash which will now be located behind his building. The speaker noted that the noise is not much of a problem at present but the noise from an expanded and relocated facility may impact his property.

Mr. J. Belhouse, Director Planning and Building advised that there will be an approximate 15' - 20' overlap between the two properties; however studies submitted indicate noise should not be a problem, especially as the facility will have doors to mitigate sound.

John Kallops, 340 S. Fell Avenue, Burnaby appeared before members of Council advising his property is located to the rear of the subject site and, while he does not object to the proposed expansion, he is concerned about traffic at this location. The speaker noted that the light at Fell and Hastings is pedestrian activated and cars turning into the car wash often back up traffic. The speaker indicated a fully activated signal would be preferable at that intersection. Mr. Kallops is also concerned that the plan calls for buffering and screening of the site towards the urban trail; however there is little being provided towards the residences.

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.#03-02, Bylaw No. 11614 be now terminated."

CARRIED UNANIMOUSLY

2003 September 30

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 7:57 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER
OPERATIONS