

PUBLIC HEARING

2005 October 25

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2005 October 25 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan
Councillor P. Calendino
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

STAFF: Mr. Jack Belhouse, Deputy Director Planning & Building
Mr. Sid Cleave, Administrative Officer I

The Public Hearing was called to order at 7:32 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 44, 2005" - BYLAW NO. 11980

Rez. #03-68

3495 North Road

Parcel 1, D.L. 4, Group 1, NWD Plan 7383

From: CD Comprehensive Development District (based on C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on C3 and C3a General Commercial District, RM5 Multiple Family Residential District, P1 Neighbourhood Institutional District and Lougheed Town Centre Plan and in accordance with the development plan entitled "A Mixed Use Development" prepared by Lawrence Doyle Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the redevelopment of the existing commercial centre for a comprehensive mixed-use high-rise residential and retail-commercial development.

The Advisory Planning Commission advises that they are in support of this rezoning application.

A letter dated 2005 October 24 was received from Huai-Ning Shih, 414-3388 Morrey Court, Burnaby, B.C., opposing this rezoning application.

A letter dated 2005 October 21 was received from Lorraine Blackwell and William C. Wong, #50-1089 West Broadway, Vancouver, B.C., owners of property located at 555 North Road, Coquitlam, B.C., expressing concern regarding the impact of the proposed traffic light at North Road and Cochrane Avenue on access to and from their parking lot. The writers also expressed concern regarding the potential elimination of parking on the east side of North Road.

Mr. John O'Donnell, Ledingham McAllister Communities Ltd., 800-1199 West Hastings Street, Vancouver, B.C., the rezoning applicant, appeared before members of Council noting the road dedications associated with this project. The speaker also noted two community amenities associated with this project: an on-site child care centre and a financial contribution to the upgrading of Cameron Park.

Mr. Harvey Shnider, 7460 51st Street Southeast, Calgary, AB, representing TDL Group Ltd., the body that oversees the operation of Tim Horton's restaurants, appeared before members of Council, advising that as a tenant of the existing development, Tim Horton's Restaurants is opposed to this rezoning application. The speaker noted that Tim Horton's Restaurants would prefer staging of construction to allow tenants to remain open for as long as possible.

There were no further submissions received regarding Rez. #03-68, Bylaw No. 11980.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #03-68, Bylaw No. 11980 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 2005" - BYLAW NO. 11991

Rez. #05-41

4411/17/31/41 Lougheed Highway; 4412/22/32/42/52 Buchanan Street

Lot 18 Except: Firstly: Part Now Road on STAT ROW Pl. 21113; Secondly: Part STAT ROW Pl. LMP54315, D.L. 119, Grp 1, NWD Pl. 2855; Parcel "A" (By75906E) of Lot 17, Part on STAT ROW Pl. 21113, Blk 3, D.L. 119, Grp 1, NWD Pl. 2855; Lot 56, D.L. 119, Grp 1, NWD Pl. 42437; Lots 1 – 5, Blk 3, D.L. 119, Grp 1, NWD Pl. 2855

From: R5 Residential District, C3 General Commercial District, C4 Service Commercial District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Proposed Residential/Commercial Development" prepared by Buttjes Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a mixed-use project consisting of grade-level retail, a mid-rise office building, townhouses and a high-rise residential tower.

The Advisory Planning Commission advises that they are in support of this rezoning application.

A letter dated 2005 October 19 was received from Mrs. L. Mazzuca, 2302-4380 Halifax Street, Burnaby, B.C., expressing concern regarding the proposed height of the high rise residential tower.

A letter dated 2005 October 24 was received from T.K. Liew, owner and tenants of 4461-4477 Lougheed Highway, Burnaby, B.C., expressing no objection to the rezoning application provided access from Buchanan Street to the back lane is maintained, and the construction site is kept clean and safe.

A letter dated 2005 October 21 was received from Don Liu, CDCL Developments, owner of 4488 Halifax Street, Burnaby, B.C., expressing opposition to the proposed cul-de-sac on Buchanan Street.

Mr. David O'Sheehan, an architect, 675 W. Hastings, Vancouver, B.C., representing his client, Co-operators Development Halifax Inc., owners of 4488 Halifax Street, Burnaby, B.C., appeared before members of Council at the Hearing requesting clarification regarding the proposed Buchanan Street cul-de-sac.

In response to the speakers inquiry, the Director Planning and Building noted that there will be a small bulb as part of the cul-de-sac but there will still be access from the existing roadway out to Willingdon Avenue.

Ms. Shelley Heppner, a resident of Brentwood Gardens Tower, 4353 Halifax Street, Burnaby, B.C., appeared before members of Council expressing concern regarding the Buchanan Street cul-de-sac and the potential impact it might have on access to Willingdon Avenue. In addition, the speaker inquired regarding the issue of access for delivery of goods to the commercial portion of the proposed development.

In response to the speaker's inquiry, the Director Planning and Building advised that there is provision for off street commercial loading.

There were no further submissions received regarding Rez. #05-41, Bylaw No. 11991.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-41, Bylaw No. 11991 be now terminated.”

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 51, 2005" - BYLAW NO. 11990

Rez. #05-27

6546-6570 Hardwick Street; 6545-6596 Woodsworth Street; 6545-6597 Sprott Street; 3625 Auckland Avenue; 3711 Kensington Avenue

Lot 162 Except: Part in Plan BCP281, D.L. 77, Group 1, NWD Plan 28118; Lot 71, Blk 4, D.L. 77, Group 1, NWD Plan 3051; Lot 72, Blk 4, D.L. 77, Group 1, NWD Plan 3051; Lot 73, Blk 4, D.L. 77, Group 1, NWD Plan 3051; Lot 74, Blk 4, D.L. 77, Group 1, NWD Plan 3051; Lot "B", D.L. 77, Group 1, NWD Plan 7; Lot 86, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 123, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 85, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 124, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 84, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 125, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 85, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 126, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 127, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 128, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 129, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 130, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 138, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 137, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 136, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 135, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 134, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 133, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 132, Blk 4, D.L. 77, Group 1, NWD, Plan 3051; Lot 131, Blk 4, D.L. 77, Group 1, NWD, Plan 3051

From: R5 Residential District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District, P6 Regional Institutional District, C2 Community Commercial District, C3 General Commercial District and Burnaby Lake Sports Complex West Plan guidelines and in accordance with the development plan entitled "Multisport Centre of Excellence" prepared by Cannon Johnston Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a Multi-Sport Centre of Excellence within the Burnaby Lake Sports Complex West area, entailing the sale of City land on the north portion of the site, and to establish Community Plan guidelines for a future hotel on the southern portion of the site.

The Advisory Planning Commission advises that they are in support of this rezoning application.

A letter dated 2005 October 24 was received from Betty Loftus, 3715 Trinity Street, Burnaby, B.C., supporting the rezoning application.

An email letter dated 2005 October 21 was received from Daniel Igali, an SFU student and member of the Canadian Wrestling Team, supporting this rezoning application.

An email letter dated 2005 October 21 was received from Wendy Pattenden, President and C.E.O., and Steven Hills, Vice President of Pacific Sport, supporting this rezoning application.

An email letter was received from Debbie Brill, a member of the Board of Directors for the Burnaby Sports Hall of Fame and an inductee into the Sports Hall of Fame, supporting this rezoning application.

An email letter dated 2005 October 23 was received from Danika Shroeter supporting the rezoning application.

An email letter dated 2005 October 20 was received from Lynda Cannell, President and C.E.O., Sport Med BC, supporting this rezoning application.

An email letter was received from Dr. Paul Wright, Clinical Associate Professor, Department of Orthopaedics, U.B.C., 106-3825 Sunset Street, Burnaby, B.C., supporting this rezoning application.

An email letter dated 2005 October 24 was received from Alex McKechnie, Registered Physiotherapist, 1644 Smith Avenue, Coquitlam, B.C., supporting this rezoning application.

An email letter dated 2005 October 25 was received from Dr. Douglas Coleman supporting this rezoning application.

A letter dated 2005 October 25 was received from Wilf Wedmann, Director of Recreation and Athletics, S.F.U., supporting this rezoning application.

Loyal Makaroff, 2206 Southwest Marine Drive, Burnaby, B.C., President and C.E.O., Multi-Sport Centre of Excellence, appeared before members of Council advising that project architects and consultants are available at this evening's public hearing to answer any questions Council may have.

Dr. Paul Wright, 106 – 3825 Sunset Street, Burnaby, B.C., appeared before members of Council supporting this rezoning application. Dr. Wright noted that this world class facility would benefit high school and developing athletes, not just professional athletes.

Wilf Herd, Director of Government Relations, S.F.U., 8888 University Drive, Burnaby, B.C., appeared before members of Council supporting this rezoning application. Mr. Herd noted that this project compliments the university's own plans for a 3,000 to 5,000 seat stadium and a multi-purpose indoor sports facility.

Barbara Spitz, 8879 Robins Court, Burnaby, B.C., appeared before members of Council advising that the public needs more time to learn about the details of this proposal.

The speaker expressed concerns regarding future phases to the project, traffic impacts, the financial business plan, and changes to the original proposal.

In response to issues raised by the speaker, the Director Planning and Building advised that this rezoning application does not include a hotel or rowing pavilion component. The Director Planning and Building also noted that the City has conducted a traffic study and is satisfied with the results of the study. The Director Planning and Building further noted that the financial business plan has been made available to members of Council. In conclusion, the

Director Planning and Building confirmed that the original proposal did include a covered soccer pitch based on the premise that underground parking would be provided. Underground parking, however, proved to be unfeasible due to soil conditions. Therefore, the proposal was revised to include a gymnasium.

Lynda Cannell, President and C.E.O., Sport Med BC, 1333 West Broadway, Vancouver, B.C., appeared before members of Council supporting the rezoning application. Ms. Cannell noted that the sport system has been aware of this project for over a year.

Bruneau Di Spirito, 919 Burnwood Avenue, Burnaby, B.C., President of the Cliff Avenue United FC Soccer Club, appeared before members of Council supporting this rezoning application.

Tony Fabian, 5288 Hardwick Street, Burnaby, B.C., Director of the Burnaby Lake Park Association, appeared before members of Council expressing concern regarding potential development at Burnaby Lake due to the geology of the area.

There were no further submissions received regarding Rez. #05-27, Bylaw No. 11990.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-27, Bylaw No. 11990 be now terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing do now recess.”

CARRIED UNANIMOUSLY

The Public Hearing recessed at 8:23 p.m.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing do now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 8:30 p.m.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 46, 2005" - BYLAW NO. 11982

Rez. #05-05

7325 MacPherson Avenue

Lot A, D.L. 98, Group 1, NWD Plan BCP14532

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District and the Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled “Proposed Multi-Family Residential Development” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a low-rise apartment and townhouse project with underground parking.

The Advisory Planning Commission advises that they are in support of this rezoning application.

John Clark, an associate with the project architect, Chris Dikeakos Architects Inc., 202 – 3989 Henning Drive, Burnaby, B.C., appeared before members of Council at the Public Hearing noting that he has brought renderings and technical data to this evening’s Public Hearing to assist in responding to any questions Council may have.

There were no further submissions received regarding Rez. #05-05, Bylaw No. 11982.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-05, Bylaw No. 11982 be now terminated.”

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 45, 2005" - BYLAW NO. 11981

Rez. #05-26

4035, 4151 and 4279 Norland Drive

Lot 1, D.L. 79, Group 1, NWD Plan LMP4963, Lot 61, D.L.’s 79 & 80 and Lot 62, D.L. 79 Group 1, NWD Plan 73491

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

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development plan

entitled “Dania Campus of Care – Phase I – Complex Care” prepared by Neale, Staniszki, Doll, Adams Architects)

The purpose of the proposed zoning bylaw amendment is firstly to prepare an overall phased master plan for the entire Dania Campus of Care site and secondly to pursue detailed development plans for the first phase redevelopment of a new 88 bed Complex Care building.

The Advisory Planning Commission advises that they are in support of this rezoning application.

Jerry Doll, N.S.D.A. Architects, 201-134 Abbott Street, Burnaby, B.C., the rezoning applicant, appeared before members of Council at the Public Hearing to discuss the following project prerequisite:

“The provision of a Section 219 Covenant confirming that the existing Dania Home Care building, Dania Home Lodge and storage/shed will be demolished prior to the issuance of a building permit for the new Phase I complex care building.”

Mr. Doll requested that this prerequisite be amended to read as follows:

“The provision of a Section 219 Covenant confirming that Dania Home Lodge and storage/shed will be demolished prior to the issuance of a building permit for the new Phase I complex care building and that the west portion of Dania Home may be retained to accommodate the residents during construction of Phase I of the new Dania Campus of Care. Upon completion and occupancy of the new Campus of Care Phase I, the west portion of Dania Home will be demolished within 90 days.”

Council took the request under advisement.

The Director Planning and Building noted that staff would address covenant requirements upon reporting back to Council at the time of third reading of the proposed rezoning bylaw.

There were no further submissions received regarding Rez. #05-26, Bylaw No. 11981.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-26, Bylaw No. 11981 be now terminated.”

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 2005" - BYLAW NO. 11983

Rez. #05-32

5079 & 5091 Imperial Street

East Half of Lot 36, East Half of Lot 37, West Half of Lot 36, West Half of Lot 37, D.L. 152, Group 1, NWD Plan 1520

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Metrotown Development Plan as guidelines and in accordance with the development plan entitled “5079 Imperial Street, Burnaby B.C. prepared by Matthew Cheng Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an eight unit townhouse development with under-building parking.

The Advisory Planning Commission advises that they are in support of this rezoning application.

There were no further submissions received regarding Rez. #05-32, Bylaw No. 11983.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-32, Bylaw No. 11983 be now terminated.”

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 2005" - BYLAW NO. 11985

Rez. #05-46

7244 Arcola Street

Parcel “D”, D.L. 95, Group 1, NWD Plan 58881

From: CD Comprehensive Development District (based on C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, P1 Neighbourhood Institutional District and Edmonds Town Centre Development Plan guidelines and in accordance with the development plan entitled “7244 Arcola Street” prepared by Erica Yu)

The purpose of the proposed zoning bylaw amendment is to permit a child care facility in one of the existing buildings on the site with associated outdoor play areas.

The Advisory Planning Commission advises that they are in support of this rezoning application.

Councillor Jordan raised the issue of a cheque distribution centre located next to the proposed child care facility.

Arising from discussion, Councillor Jordan was granted leave by Council to introduce the following motion:

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT staff prepare a report responding to the issue of a cheque distribution centre located next to the proposed child care facility.”

CARRIED UNANIMOUSLY

The staff report will be available from either the Office of the City Clerk or the Planning Department at noon, Tuesday, November 29th, 2005.

There were no further submissions received regarding Rez. #05-46, Bylaw No. 11985.

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing for Rez. #05-46, Bylaw No. 11985 be adjourned to the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C., at 7:30 p.m. on Tuesday, 2005 December 13.”

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 2005" - BYLAW NO. 11984

Rez. #05-33

6728, 6738 & 6750 Arcola Street

Lots 9, 10 & 11, Blk 7, D.L. 96, Group 1, NWD Plan 1194

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines), and in accordance with the development plan entitled “6728, 6738, 6750 Arcola Street” prepared by Matthew Cheng Architect).

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 19-unit townhouse development with underground parking.

The Advisory Planning Commission advises that they are in support of this rezoning application.

There were no further submissions received regarding Rez. #05-33, Bylaw No. 11984.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-33, Bylaw No. 11984 be now terminated.”

CARRIED UNANIMOUSLY

9. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 2005" - BYLAW NO. 11986

Rez. #05-29

8168 Glenwood Drive

Lot 10, D.L. 155, Group 1, NWD Plan BCP17915

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenwood Industrial Estates Concept Plan)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenwood Industrial Estates Concept Plan and in accordance with the development plan entitled “Proposed Building at Glenwood Estates” prepared by Sacre-Davey Structures.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a warehouse distribution facility with associated office space.

The Advisory Planning Commission advises that they are in support of this rezoning application.

There were no further submissions received regarding Rez. #05-29, Bylaw No. 11986.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-29, Bylaw No. 11986 be now terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT


MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:50 p.m.

Confirmed:


MAYOR

Certified Correct:


ADMINISTRATIVE OFFICER I