

PUBLIC HEARING

2005 July 26

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2005 July 26 at 7:30 p.m.

PRESENT: Mayor Derek R. Corrigan
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Doug Evans
Councillor Colleen Jordan
Councillor Nick M. Volkow
Councillor Dan N. Johnston
Councillor Lee Rankin
Councillor Celest M.H. Redman

STAFF: Mr. Jack Belhouse, Director Planning and Building
Ms. Gloria McCaskie, A/Administrative Officer Operations

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

The Acting Administrative Officer Operations advised that the 2005 July 14 Advisory Planning Commission meeting was cancelled.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 2005" - BYLAW NO. 11944

Rez. #04-64

3853/3875/3876/3891 & 3892 Norfolk Street – located on the south side of Norfolk Street adjacent to Broadview Park, a half block north of Canada Way

East Half Lot "A" Except: The West 60 Ft., DL 69, Plan 7465, Lot "B", DL 69, Plan 14265, Lot 5, Blk. 45, DL 69, Plan 1321, Lot "C", DL 69, Plan 14265, Lot 6, Blk. 45, DL 69, Group 1, NWD Plan 1321

From: R5 Residential District

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

The purpose of the proposed zoning bylaw amendment is to permit the construction of a townhouse project with in-building parking.

There were no further submissions received regarding Rez. #04-64, Bylaw No. 11944.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #04-64, Bylaw #11944 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 2005" - BYLAW NO. 11945

Rez. #05-11

6490 & 6498 Elgin Avenue – located between Denbigh Avenue, Irving Street and Elgin Avenue

Lot 26 of Lot A and Lot 27, DL 94, Group 1, NWD Plan 11289

From: R5 Residential District

To: 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 Townhouse Development, 6490 & 6498 Elgin Avenue Springbank Development Corporation” prepared by Hywel Jones Architect Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a townhouse project with in-building parking.

A letter was received from Harry Stevens, #22-6539 Elgin Avenue, Burnaby requesting assurance that on site parking will be at the same level as street level traffic. The writer has a concern regarding headlights that may shine on his building when vehicles are exiting the ramp at the proposed development.

The writer requests, that due to the noise in the area particularly when the local pub closes in the early morning, that the cul de sac proposed for the street be built at this time, as it is understood that further townhouses are to be built on the east side of Elgin between Kingsway and Irving.

Harry Stevens, #22-6539 Elgin Avenue, Burnaby appeared before Council members inquiring as to when the proposed cul de sac will be constructed to alleviate heavy traffic on Elgin Avenue.

Mr. Belhouse, Director Planning and Building responded that the proposed cul de sac is not part of this development and that Mr. Stevens’ unit is lined up across the street from the empty lot which is undeveloped and currently the subject of a rezoning which will be coming at a later date. This particular rezoning lines up with approximately units 16 or 17 in the complex.

Raymond Lee, 6487 Dufferin Avenue appeared before Council members in opposition to the proposed rezoning located at 6498 and 6490 Elgin Avenue. The speaker advised that the development is not appropriate for the neighbourhood. The neighbourhood has witnessed a large development erected on Elgin Avenue a few years ago, presenting an increase in congestion, noise and pollution in the neighbourhood. Now there is going to be another project just beginning construction at the end of this block and find ourselves dealing with the same problems again. In particular, we are bothered by a continuous humming that radiates from this large development 24 hours a day, 7 days a week. More importantly, the additional vehicle traffic has worried parents about the safety of their children.

The speaker advised that the area is zoned for single family not multi-family. For this reason, the speaker decided to invest and settle in this quiet neighbourhood. If this project is approved, a whole community will be forced to uproot their families and settle elsewhere. Townhouse projects are more appropriate in commercial zoned sites not located in the middle of quiet, residential communities.

The speaker advised that he would be submitting a letter and petition to the Clerk for the record.

Mr. Jack Belhouse, Director Planning and Building responded that staff would investigate with the Engineering department regarding the consistent humming noise in the neighbourhood.

Fernando Ciampelletti, 6509 Dufferin Avenue, Burnaby appeared before Council members expressing concerns about the investment in his property and what future development changes will bring to the area.

Jack Belhouse, Director Planning and Building responded that the area behind on Dufferin has been zoned RM2. As far as future development on Dufferin, the speaker advised that it is very difficult to forecast because the density is not as high on Dufferin as the density on Elgin Avenue. The speaker invited Mr. Ciampelletti to visit city hall for a more detailed overview of the area.

Karen Marotz, 6449 Dufferin Avenue appeared before Council members representing, Greg Chapman, 6449 Dufferin Avenue, who has lived in the area for 21 years and Fred Chapman, 6480 Elgin Avenue who has lived in the area for 50 years, expressing opposition to the rezoning and to the development as it will destroy the single family character of the community. The speaker does not want increased noise, traffic and congestion and does not want to live another two years under constraints of construction; therefore limiting the enjoyment of the area green space and gardens. It is felt that the proposed townhouse development will bring additional waste water and other pollution caused by higher density, loss of on-street parking to residents and visitors to the townhouse complex. The speaker advised of concerns regarding the increase in traffic on Elgin Avenue due to the fact that there are no immediate plans to put the cul de sac in place.

In concluding, the speaker advised that since the Royal Oak Community Plan was proposed people have submitted comments, but to date there has not been a response or acknowledgement from city hall staff and that is why the speaker felt it was vital to attend this evening's public hearing to express their views.

In concluding, the speaker advised that the developer and the owner are the only ones benefiting from this proposal.

Raymond Lee, 6487 Dufferin Avenue, Burnaby appeared again before Council members stating that the letter he had turned in also had a Petition attached which covered Elgin and Dufferin Avenues.

John Butterworth, 4108 Winnifred Street, Burnaby suggested that when property is purchased for development by the City, the property should be maintained by erecting a fence around the property, along with maintaining control of weed growth so that the property does not become a disgrace to the neighbourhood.

Mr. Butterworth stated that notification for this particular rezoning did not reach the residents on Dufferin Avenue. The speaker suggested that a larger notification area be undertaken than just the residences to the north and south of the proposed redevelopment. The speaker also requested that there be more availability for the public to respond via email and comments sheets. This development is based on the Royal Oak Community Plan adopted by Council in 1999; the public should be notified when neighbourhoods are going to be impacted by decisions of Council.

There were no further submissions received regarding Rez. #05-11, Bylaw No. 11945

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #05-11, Bylaw #11945 be now terminated.”

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 36, 2005" - BYLAW NO. 11941

Text Amendment

The purpose of the proposed zoning bylaw text amendments is to clarify certain aspects of the bylaw.

There were no further submissions received regarding Text Amendment, Bylaw No. 11941

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON :

“THAT this Public Hearing relating to Text Amendment, Bylaw #11941 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 8:10 p.m.

Confirmed:

Certified Correct:


MAYOR


A/ADMINISTRATIVE OFFICER
OPERATIONS