

PUBLIC HEARING

2005 August 30

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

PRESENT: Mayor D.R. Corrigan
Councillor P. Calendino (arrived at 7:37 p.m.)
Councillor S. Dhaliwal
Councillor D. Evans
Councillor D.N. Johnston
Councillor C. Jordan
Councillor L. Rankin (arrived at 7:42 p.m.)
Councillor C.M.H. Redman
Councillor N.M. Volkow

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

The Public Hearing was called to order at 7:31 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 2005" - BYLAW NO. 11951

Rez. #05-12

7000 Lougheed Highway

Parcel "One", D.L.'s 59 & 78, Group 1, NWD, Plan 78006

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

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood
Commercial District, C2h Community Commercial District and M5 Light Industrial
District guidelines and in accordance with the development plan entitled "Bainbridge
Licensee Retail Store" prepared by VCC Consultants)

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a private liquor store.

The Administration Officer I noted for the record that Council, at its meeting held on 2005 July 25, AMENDED recommendation 2(b) in the report from the Director Planning & Building, regarding this rezoning application to read as follows:

2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development;

- b. The granting of a Section 219 Covenant which limits the operating hours of the liquor store to 11:00 a.m. to 9:00 p.m. Monday to Saturday and 11:00 a.m. to 6:00 p.m. on Sundays

The Advisory Planning Commission advises that they do not support this rezoning application.

A letter dated 2005 August 21 was received from Daniel Fang, Hang Zheng Ping and Ming Fang, 3032 Bainbridge Avenue, Burnaby, B.C., opposing the rezoning. The writers noted their concerns including the potential increase in traffic in the neighbourhood.

A letter dated 2005 August 26 was received from Angelo Testa, 3049 Bainbridge Avenue, Burnaby, B.C., opposing the rezoning. The writer noted that the proposed liquor store would increase loitering and decrease property values in the neighbourhood.

A form letter petition was received from residents of 3230, 3250 and 3278 Bainbridge Avenue, Burnaby, B.C. The text of the petition reads as follows:

“We are residents of the 3000 block of Bainbridge Avenue and have the following concerns/questions in relation to the re-zoning proposal (Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 39, 2005 – Bylaw No. 11951) applied for by the Holiday Inn Metrotown for the purposes of a liquor store:

- 1) Is the intention of the proposal strictly for a retail liquor outlet or will the approval precipitate further application/development of a pub and/or hotel operation in the future? Has any marketing analysis been conducted to determine the viability of such a store in the area given the failure of the Fog & Suds which would have had a liquor licence?
- 2) What assurances can the applicant(s) provide to ensure that there will not be the creation of panhandling or transients frequenting the area and what form of security would be hired to combat such issues if these circumstances do arise?
- 3) Has there been any studies on the increase traffic patterns affecting the neighbourhood should the application be approved? I noted that there were similar concerns when Tim Horton’s proposed a drive-through in the neighbourhood which was turned down owing to traffic congestion that would be created? There are large trucks and industrial vehicles which frequently go up (north) on Bainbridge and with single lane traffic on Bainbridge and the traffic which would be created from the parking lot onto Bainbridge, there are certainly concerns with traffic safety. Are there going to be new traffic signals/signs to provide preventative measures?
- 4) There have been concerns in the past with vehicles traveling at high speeds on Winston Street given the limited traffic barriers and with a new liquor store in the vicinity, could that pose some concerns with impaired driving with high speeds especially in the weekends?

As such, we are **strongly** opposed to the proposed zoning bylaw amendment noted above.”

A letter dated 2005 August 28 was received from Guilherme Neves, 7046 Greenwood Street, Burnaby, B.C., opposing the rezoning. The writer expressed safety concerns and noted that the majority of the proposed private liquor store’s clientele would be from outside the local area.

Mr. Tom Sui, 3230 Bainbridge Avenue, Burnaby, B.C., appeared before members of Council expressing opposition to this rezoning application.

Councillor Calendino arrived at 7:37 p.m. and took his place at the Council table.

The speaker inquired if approval of this rezoning application would result in further development such as a pub or hotel operation.

In response to the speaker’s inquiry, the Director Planning and Building advised that this rezoning application is for the establishment of a private liquor store only.

The speaker inquired if security will be provided at the subject site.

In response to the speaker’s inquiry, the Director Planning and Building advised that the rezoning applicant will have security personnel at the site.

The speaker expressed concern regarding the potential increase in the volume of traffic resulting from the proposed development.

*** Councillor Rankin arrived at 7:42 p.m. and took his place at the Council table. ***

The speaker inquired if additional traffic control is planned in the vicinity of the proposed private liquor store.

In response to the speaker’s inquiry, the Director Planning and Building advised that no change in traffic control is proposed at this time.

Ms. Joan Lee, 7184 Collister Drive, Burnaby, B.C., appeared before members of Council expressing opposition to this rezoning application noting that there is already enough liquor stores in the subject area.

Mr. Anthony Lecce, 4405 Central Boulevard, Burnaby, B.C., the rezoning applicant, appeared before members of Council advising that the proposed private liquor store will be a lit area with 24 hour a day security. The rezoning applicant further advised that two employees will be working in the store at any one time.

Mr. Lecce submitted a petition containing 99 signatures and a copy is on file in the City Clerk’s Office. The text of the petition reads as follows:

“petition in support of a private liquor store at 7000 Lougheed Highway.”

Ms. Tanya Ahmed, Quick Stop Foods, 2909 Bainbridge Avenue, Burnaby, B.C., appeared before Council supporting this rezoning application noting that the proposed private liquor store would be good for business.

Mr. Tom Kozar, 3906 Creekside Place, Burnaby, B.C., appeared before Council requesting that this rezoning application be rejected. Mr. Kozar does not support the sale of liquor in private liquor stores.

Mr. Anthony Lecce, 4405 Central Boulevard, Burnaby, B.C., the rezoning applicant, appeared again before Council advising of the intent to unionize the proposed liquor store.

There were no further submissions received regarding Rez. #05-12, Bylaw No. 11951.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-12, Bylaw No. 11951 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 2005" - BYLAW NO. 11952

Rez. #05-31

7799 – 18th Street

Lot D, D.L. 53, Group 1, NWD Plan BCP7569

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the “Attachment A” Development Guidelines prepared by the City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to accommodate subdivision of the property into two lots and establishment of development guidelines for future development (subject to specific amendment rezonings) of the lots.

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

In response to an inquiry from Council, the Director Planning and Building advised that this rezoning application does not include plans to signalize the 18th Street / 10th Avenue intersection.

In response to an inquiry from Council, the Director Planning and Building advised that green roofs will not necessarily result from this rezoning application.

There were no further submissions received regarding Rez. #05-31, Bylaw No. 11952.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rez. #05-31, Bylaw No. 11952 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

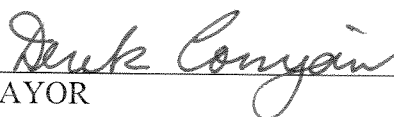
MOVED BY COUNCILLOR VOLKOW:
SECONDED BY COUNCILLOR EVANS:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:06 p.m.

Confirmed:



MAYOR

Certified Correct:



ADMINISTRATIVE OFFICER I

PUBLIC MEETING

Amended Covenant

2005 August 30

A Public Meeting was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2005 August 30 immediately following conclusion of the Public Hearing.

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. J. Belhouse, Director Planning & Building
Mr. S. Cleave, Administrative Officer I

The Public Meeting was called to order at 8:07 p.m.

1. AMENDED COVENANT #05-01

Request to amend a covenant restricting development of the site

Ptn. of 3555 Douglas Road

The purpose of the proposed amendment is to permit the excavation of a cellar in an area which was previously approved as crawl space.

The Advisory Planning Commission advised that they support amended covenant #05-01 for a portion of 3555 Douglas Road.

There were no further submissions received in connection with the request to amend the subject covenant.

ADJOURNMENT

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Meeting do now adjourn."

CARRIED UNANIMOUSLY

The Public Meeting adjourned at 8:11 p.m.

Confirmed:

Certified Correct:

MAYOR

ADMINISTRATIVE OFFICER I