

# PUBLIC HEARING

2006 December 12

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2006 December 12 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan  
Councillor G. Begin  
Councillor P. Calendino  
Councillor S. Dhaliwal  
Councillor G. Evans  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor L.A. Rankin (*Arrived at 7:36 pm*)  
Councillor N.M. Volkow

STAFF: Mr. Basil Luksun, Director Planning & Building  
Ms. Ann Lorentsen, Administrative Officer Operations

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 57, 2006" - BYLAW NO. 12194

Rez. #05-49

Ptn. of 4250 Marine Drive

Ptn. of Parcel "A" (Ref. Plan 7878), D.L. 164, Group 1, NWD and Ptn. of Lot 24,  
D.L. 164, Group 1, NWD Plan 29518

From: CD Comprehensive Development District (based on the M5 Light Industrial District, B1 Suburban Office District, RM1 Multiple-Family Residential District, C1 Neighbourhood Commercial District and P3 Park and Public Use District)

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, B1 Suburban Office District and the New Haven Conceptual Development Plan guidelines and in accordance with the development plan entitled "New Haven – Lot 2" prepared by Christopher Bozyk Architects).

The purpose of the proposed zoning bylaw amendment is to permit the development of multi-tenant business centre buildings with warehousing, manufacturing, and office uses.

The Advisory Planning Commission advised it SUPPORTS Bylaw No. 12194.

There were no further submissions received regarding Rez. #05-49, Bylaw No. 12194

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #05-49, Bylaw No. 12194 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 58, 2006" - BYLAW NO. 12195

Rez. #06-42

5811 & 5837 Sunset Street

Lots 23 & 24, D.L. 80, Group 1, NWD Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family Residential District, Central Administration Area Plan guidelines and in accordance with the development plan entitled “Marguerite Dixon Society Transition House 5811 and 5837 Sunset Street” prepared by Denis Turco Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit construction of a seven-unit, non-market, multiple-family development.

The Advisory Planning Commission advised it SUPPORTS Bylaw No. 12195.

There were no further submissions received regarding Rez. #06-42, Bylaw No. 12195.

\*\*Councillor Rankin arrived at the Public Hearing at 7:36 pm and took his place at the Council table.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-42, Bylaw No. 12195 be now terminated.”

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 59, 2006" - BYLAW NO. 12196

Rez. #06-40

4710 & 4738 Lougheed Highway and Portion of Sumas Street

Lots 3 and 4, D.L. 124, Group 1, NWD Plan 16288

From: M2 General Industrial District and R3 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Brentwood Town Centre Development Plan guidelines, and in accordance with the development plan entitled "Residential Development, Beta Avenue and Lougheed Highway, Burnaby, B.C." prepared by Rositch Hemphill and Associates Architects)

The purpose of the proposed zoning bylaw amendment is to permit a low-rise multiple family residential development.

The Advisory Planning Commission advised it SUPPORTS Bylaw No. 12196.

John O'Donnell, Ledingham, McAllister, 800 – 1199 W. Hastings Street, Vancouver, applicant for the subject rezoning, appeared before Council advising that he and other members of the development and architectural team were available to answer any questions Council may have with regard to the application.

There were no further submissions received regarding Rez. #06-40, Bylaw No. 12196

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Rez. #06-40, Bylaw No. 12196 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 60, 2006" - BYLAW NO. 12197

Rez. #05-47

2190, 2200 & 2244 Douglas Road

Lot 3, D.L. 125, Group 1, NWD Plan 3674; Parcel "B", D.L. 125, Group 1, NWD Plan 54046; Lot 2 Except: Parcel "A" (Ref. Pl 6258), D.L. 125, Group 1, NWD Plan 3674

From: M2 General Industrial District and R2 Residential District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Holdom Station Area Plan guidelines, and in accordance with the development plan entitled "Luxe, 2200 Douglas Road, Burnaby, BC" prepared by Rafii Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit two residential high-rise towers and street-fronting townhouses.

Lorne Ewing and Laura Ewing, 806 – 2141 Bellwood Avenue, Burnaby appeared before members of Council to express concern about the subject application. Mr. Ewing advised the proposed buildings, to be built directly south of his home, will severely compromise his view and subsequently decrease the value of his property. Mr. Ewing was also concerned that the location of the subject buildings will impact satellite television reception in their building. The speaker noted that when he purchased his property he did not expect to see high-rise development in an industrial area and is he is very concerned about the impact on his view.

In response to Council's query about views corridors and satellite reception for northerly properties, the Director Planning & Building, Mr. Basil Luksun, advised: staff will approach satellite providers to investigate what, if any, impact the proposed buildings will have on satellite reception, and; explained that the Holdom Street Area Plan, to which the buildings comply, recognized the issue of view corridors. The subject plans require the buildings to be rotated on their axis so that residents of northerly properties will not look at a flat wall and the 450' difference between the speaker's building and the subject site as well as the 50' difference in elevation will also alleviate impact on views.

In conclusion, Laura Ewing advised that she is very concerned about the potential decrease in their property value because of the loss of an 180° view from their home. Ms. Ewing noted that the entire east-west view will now be blocked.

The Advisory Planning Commission advised it SUPPORTS Bylaw No. 12197.

There were no further submissions received regarding Rez. #05-47, Bylaw No. 12197

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #05-47, Bylaw No. 12197 be now terminated.”

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 61, 2006" - BYLAW NO. 12198

Rez. 06-61 C

5215/16/49/50/85/86, 5316/33/50/85/86, 5416 Wilton Ave; 5348/86/98 Canada Way

Lot 15 except: part dedicated road on Plan LMP40742, DL 85, Grp 1, NWD Plan 1866;  
Lot 5, 6, 7, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21,22, DL 85, Grp 1, NWD Plan 1866

From: R4 Residential District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their intended use.

The Advisory Planning Commission advised it SUPPORTS Bylaw No. 12198.

Craig Kazuta and Marie Kolaw, 7731 McCarthy Court, Burnaby appeared before members of Council seeking clarification on what is planned for the subject park properties.

Basil Luksun, Director Planning & Building, advised that the subject properties will be consolidated for future park use; however there is no design plan for the park at this time.

In response to an inquiry from the delegation regarding extension of Wilton Avenue, Mr. Luksun advised Wilton Avenue will eventually become a cul-de-sac and the remaining road closed and absorbed into the park.

The speaker expressed concern about the nighttime use of the park and the possibility of disturbances and crime related to the park use.

Mayor Corrigan explained that it is a usual practice for the Parks and Recreation Commission to conduct community consultation for new park development.

Shaheen Sidi, 7763 McCarthy Court, Burnaby appeared before Council advising that she is in favour of the proposed park use but does have concerns related to the area. Ms. Sidi noted that there are only two entrances to McCarthy Court: the one at Rayside is dangerous and the other at Canada Way is difficult to access transit from. The speaker also noted there is significant traffic noise from both the Highway and Canada Way and she would like to see a sound barrier installed as part of re-development of the site.

There were no further submissions received regarding Rez. #06-61 C, Bylaw No. 12198

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-61 C, Bylaw No. 12198 be now terminated.”

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 62, 2006" - BYLAW NO. 12199

Rez. #06-61 B

6570 Deer Lake Ave, 5141/45/95, 5255 Sperling Ave

Lot 6 except: the southerly 78 feet lying to the south of a straight line drawn perpendicularly distant 78 feet from the southerly boundary; DL 79, Grp 1, NWD Plan 1995; Lot A, DL 85, Grp 1, NWD Plan 73494; Lot 2, DL 85, Grp 1, NWD Plan 8861; Lot 1 except: Parcel 'A' (Explanatory Plan 34304), DL 85, Grp 1, NWD Plan 3484; Parcel 'A' (Reference Plan 3703), DL 85, Grp 1, except: Firstly: Parcel 'One' (Explanatory Plan 11350) Secondly: Parcel 2 (Reference Plan 35549) NWD

From: R1 Residential District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their intended use.

The Advisory Planning Commission advised it was in SUPPORT of Bylaw No. 12188

Patricia Oliver, 5158 Sperling Avenue, Burnaby appeared before Council to inquire about the long term plan for Deer Lake Park.

The Director Planning & Building, Basil Luksun, advised that Council adopted a plan for Deer Lake Park approximately four to five years ago, following extensive consultation with area residents and Burnaby residents in general. Mr. Luksun noted that the four of the five properties are already included in the Deer Lake Park Heritage Resource Inventory and it is intended to include the recently acquired property at 6570 Deer Lake Avenue in the Inventory as well.

The speaker noted a concern about traffic in the area which has increased and expressed a desire that any future development of these park properties not result in increased vehicular traffic in the area.

Linda Verbeek, 5170 Sperling Avenue, Burnaby appeared before Council expressing the same concerns as the previous speaker and questioned what will happen to the house located across the street from her. The speaker noted the street is currently residential and is concerned about other possible uses for the subject buildings.

Basil Luksun, Director Planning and Building advised that a series of long range plans exist for the subject site; however development is a gradual process depending on funding priorities established by the Parks Commission. In response to why the properties are being rezoned now, Mr. Luksun informed the speaker that four of the lots had been dedicated as park through a park dedication process approved by the electorate and the zoning changes will bring the properties into conformance with the mandated park use. The houses currently located on the properties will become legally non-conforming uses.

Kelly Crowe, 5140 Sperling Avenue, Burnaby appeared before members of Council to inquire how long the zoning change process will take; how the land can be used and; what will happen to tenants in the existing buildings.

The Director Planning and Building informed the speaker and Council that an analysis will be taken of the buildings' condition and, if found to be in good, habitable condition, they will be rented to tenants until such time as the Parks Department determines they are no longer viable as rental units. With regard to how long it will be to complete the rezoning process, Mr. Luksun advised that Council will consider the bylaw for second reading at its January 8<sup>th</sup> Council meeting and it is possible to have the bylaw finally adopted by the end of January 2007.

There were no further submissions received regarding Rez. #06-61 B, Bylaw No. 12199

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR JORDAN:

“THAT this Public Hearing relating to Rez. #06-61 B, Bylaw No. 12199 be now terminated.”

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 63, 2006" - BYLAW NO. 12200

Rez. #06-61 A

2338 Gilmore Ave.

Parcel 'One' (BY61071E) of Parcel 'A' (Expl. Pl. 14640) except: part on Plan BCP16303, Blks. 9 and 16, DL 119, Grp. 1, NWD Plan 206

From: M2 General Industrial District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their intended use.

The Advisory Planning Commission advised it was in SUPPORT of Bylaw No. 12200.

There were no further submissions received regarding Rez. #06-61 A, Bylaw No. 12200.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL

“THAT this Public Hearing relating to Rez. #06-61 A, Bylaw No. 12200 be now terminated.”

CARRIED UNANIMOUSLY

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**ADJOURNMENT**


MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:15 p.m.

Confirmed:

  
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MAYOR

Certified Correct:

  
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ADMINISTRATIVE OFFICER OPERATIONS