

PUBLIC HEARING

2006 February 21

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2006 February 21 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan
Councillor G. Begin
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor D.N. Johnston
Councillor C. Jordan
Councillor L. Rankin

ABSENT: Councillor G. Evans
Councillor N.M. Volkow

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

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 4, 2006" - BYLAW NO. 12051

Rez. #05-55

7155 Kingsway (Unit #300)

Lot F, D.L. 95, Group 1, NWD, Plan BCP6930

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3a General Commercial District and Edmonds Town Centre Development Plan)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3a and C3f General Commercial District, Edmonds Town Centre Development Plan and in accordance with the development plan entitled "Boardwalk Liquor Licence Facility" prepared by Urban Design Group Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit a liquor licence establishment within the bingo hall on the site. This liquor licence establishment would have a capacity of 85 seats, including 16 on the patio, and operating hours of 10 a.m. to 12:00 midnight inside and 10 a.m. to 9:30 p.m. on the patio, both seven days per week.

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

A petition containing 36 signatures was received from residents of Stanford House, 7138 Collier Street, Burnaby, B.C. opposing this rezoning application. The text of the petition read as follows:

“We, the undersigned residents of Stanford House, 7138 Collier St (Shown as Lot E, directly adjacent to the Highgate village commercial complex as shown on Sketch 1),

Hereby petition the City of Burnaby to decline the application of Boardwalk Gaming Centre for a liquor licence for the following reasons:

The close proximity of the establishment to existing residential dwellings and residential towers under construction;

The close proximity of the proposed balcony seating to the adjacent multi-unit residential dwellings and the resulting noise and encroachment on the residents, town square, urban trail and public garden;

The availability of other licenced establishments in the area (Applebees, Pub Med, Mavericks); and

The Bingo Hall has successfully operated in the is area for many years with no liquor licence.”

A letter dated 2006 February 21 was received from Rick Yu, 6732 Salisbury Avenue, Burnaby, B.C. opposing this rezoning application. Mr. Yu noted that there are already enough facilities that serve liquor in the immediate area. Mr. Yu also noted that this rezoning proposal would result in additional traffic and noise in the area.

Mr. Rod Munch, 6738 Salisbury Avenue, Burnaby, B.C. appeared before members of Council opposing this rezoning application. Mr. Munch advised that the proposed rezoning would increase traffic and noise on Salisbury Avenue. Mr. Munch concluded by expressing concern regarding the potential negative impact of this rezoning proposal on property values in the neighbourhood.

Mr. Alan Dyck, Boardwalk Gaming Centre, #300 – 7155 Kingsway, Burnaby, B.C., the rezoning applicant, appeared before Council advising that the proposed liquor licence establishment in the bingo hall will provide players with an expanded gaming experience. Mr. Dyck further noted that the parking lot is rarely full and a lot of players walk or take transit to the bingo hall.

There were no further submissions received regarding Rez. #05-55, Bylaw No. 12051.

MOVED BY COUNCILLOR JOHNSTON;
SECONDED BY COUNCILLOR DHALIWAL;

“THAT this Public Hearing relating to Rez. #05-55, Bylaw No. 12051 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 2006" - BYLAW NO. 12052

Rez. #05-65

8546 – 16th Avenue

Lot 81, D.L. 11, Group 1, NWD Plan 21666

From: R3 Residential District

To: R3b Residential District

The purpose of the proposed zoning bylaw amendment is to permit the operation of a daycare for up to ten children, with one non-resident employee.

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

There were no further submissions received regarding Rez. #05-65, Bylaw No. 12052.

Councillor Rankin retired from the Hearing at 7:48 p.m.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #05-65, Bylaw No. 12052 be now terminated.”

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 2006" - BYLAW NO. 12053

Rez. #05-53

7880 - 18th Avenue and 7417 Sixth Street

Lot C, D.L. 28, Plan 42361, Parcel “A”, Lot 11, Blk 5, D.L. 28, Group 1, NWD Plan 627

From: C4 Service Commercial District and P8 Parking District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Sixth Street Area Plan guidelines and in accordance with the development plan entitled “Howe Sound Rehabilitation Services Society 20 Unit ILBC Project” prepared by Boni Maddison Architect)

The purpose of the proposed zoning bylaw amendment is to permit construction of housing for persons with physical disabilities on the southern portion of the site and to establish community plan guidelines for future RM2-type townhouse development on the northern portion of the site.

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

Mr. Anthony Boni, Boni Maddison Architect, 3732 West Broadway, Vancouver, B.C., the rezoning applicant, appeared before Council advising that this two storey, 20 unit, subsidized apartment building is funded under the Independent Living BC Program in partnership with B.C. Housing and Fraser Health Authority.

***Councillor Rankin returned to the Hearing at 7:52 p.m. and took his seat at the Council table. ***

Mr. Boni advised that the density and scale of this project is in keeping with the single family density to the west.

The speaker concluded by noting that the proposed apartment building is setback from the adjacent residential area by approximately 58 feet.

Mr. Mike Hopton, 11441 280th Street, Maple Ridge, B.C., Executive Director, Howe Sound Rehabilitation Services Society, appeared before members of Council advising that the society will maintain the proposed apartment building and provide support services for residents.

Mr. Hopton noted that the apartment building will accommodate adults with physical limitations and allow them to live more independently.

Mr. D. Rakhar, 7849 17th Avenue, Burnaby, B.C., appeared before Council expressing concern regarding the amount of traffic this proposed project would generate. The speaker also expressed concern regarding the potentially negative impact of this rezoning proposal on property values in the neighbourhood.

There were no further submissions received regarding Rez. #05-53, Bylaw No. 12053.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #05-53, Bylaw No. 12053 be now terminated.”

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 7, 2006" - BYLAW NO. 12054

Rez. #05-71

108 - 4501 North Road

Strata Lot 16, D.L. 1, Group 1, NWD Strata Plan NW 1901, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District and M5 Light Industrial District and in accordance with the development plan entitled "North Road Centre Rezoning" prepared by Won Kyu Choi)

The purpose of the proposed zoning bylaw amendment is to permit C1 uses and a limited C2 use within a strata unit and additional parking.

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

There were no further submissions received regarding Rez. #05-71, Bylaw No. 12054.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Rez. #05-71, Bylaw No. 12054 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:05 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I