

PUBLIC HEARING

2006 April 25

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2006 April 25 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan, In the Chair
Councillor G. Begin
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor G. Evans
Councillor C. Jordan
Councillor D.N. Johnston
Councillor L.A. Rankin (*Arrived at 7:40 p.m.*)
Councillor N.M. Volkow

STAFF: Mr. Jack Belhouse, Director Planning & Building
Mrs. A.L. Lorentsen, Administrative Officer Operations

The Secretary called the Public Hearing to order at 7:35 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 11, 2006" - BYLAW NO. 12079

Rez. #05-38

6524, 6538 & 6556 Elgin Avenue

Lots 32, 33 & 34, D.L. 94, Group 1, NWD Plan 16466

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, Elgin Avenue, Burnaby, B.C., DCM Projects Ltd." prepared by Hywel Jones Architect Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of townhousing with underground parking.

Janet Filippelli, 14 – 5221 Oakmount Crescent, Burnaby appeared before members of council to express concern about the cul-de-sac proposed for Elgin Avenue, particularly with regard to pedestrian and bicycle access to Kingsway.

** Councillor Rankin arrived at the Public Hearing at 7:40 p.m.

J. Belhouse, Director Planning and Building advised that the cul-se-sac dedication shown on the plans for the subject site are for a long term plan for Elgin Avenue and that at this time the land will be set aside for future development.

His Worship Mayor Corrigan clarified that the standard procedure for development of a cul-de-sac will include making it compatible for use by pedestrian and cyclists.

Philip Poon, 6541 Dufferin Avenue, Burnaby appeared before members of Council to express his concern about densification of the site with regard to this application. Mr. Poon noted that this plan will create two types of housing, multi-family and residential, and he feels the drastic change in FAR in this bylaw not appropriate. Mr. Poon, who lives behind the subject property, advised he is not so concerned about the visual impact of the development because his property is screened by trees, however, his neighbour may be significantly impacted. Mr. Poon suggested that RM2 zoning would be a better transition from single family to multi-family zoning in this block.

In response to a query from Council Mr. Poon advised that he is opposed to the subject application and advised he would prefer to see the FAR for the subject development reduced.

Natalie Urson, #13 – 6539 Elgin Avenue, Burnaby appeared before Council members to advise that increased density was also a concern for her. The speaker noted that Elgin is not a large street and is not wide enough to handle the increased parking and traffic that will result from this development. Ms. Urson also expressed concerns about increased noise, especially during construction. In response to a query from Council Ms. Urson clarified it is not just parking issues she is concerned with, but development in the area in general, and noise and lack of underground parking specifically related to this application.

Glen Lai, speaking on behalf of the owners of 6557 Elgin Avenue, appeared before Council to advise that the owners of 6557 Elgin Avenue are also concerned about increased density in the neighbourhood. Mr. Lai noted that parking is already an issue in this neighbourhood and they feel increased density will make the problem worse.

In response to Mr. Lai's inquiry about what the development would look like, Mr. J. Belhouse, Director Planning and Building provided Mr. Lai with an architectural rendering of the proposed development.

Mr. Philip Poon, 6541 Dufferin Avenue again appeared before Council to advise there had never been a change in zoning of Dufferin Avenue back to R5 because RM3 zoning was never in the Royal Oak Study.

Mr. J. Belhouse, Director Planning and Building advised Council that RM3 zoning has been part of the long term plan for the area for the past 10 years.

John Butterworth, 4108 Winnifred Street, Burnaby appeared before Council to provide comment on the subject application. Mr. Butterworth advised he feels the proposed development will intrude onto the residential area of Dufferin Avenue and will intrude further with the proposed sale of the lane easement for inclusion in the development.

Mr. Butterworth noted that Dufferin Avenue had never been zoned anything other than R5 and only as part of the Royal Oak Development Plan had it been proposed to be zoned a higher density, but that proposal had been removed from the Royal Oak Community Plan.

The speaker suggested that the city hold off on making a decision of this nature until a broader review of the Royal Oak Community Plan has taken place. Mr. Butterworth also noted that, should this application be approved and further development take place to the south of the block, the home at 6564 Elgin could be stranded and not possible to redevelop. The number of parking spaces for the proposed development is also an area for concern added the speaker. In conclusion Mr. Butterworth advised that he feels this is not the right type of development for this area and not a good plan.

In response to a query from Council regarding a review of the Royal Oak Community Plan, Mr. Belhouse advised that staff are currently working on a review; however the area being reviewed is primarily south of Kingsway and this area will be discussed only in relation to transportation issues.

Hywel Jones, Architect for the subject project appeared before members of Council in support of the application. Mr. Jones noted that the development plan follows the City of Burnaby Official Community Plan and he provided a brief description of the townhouse development. The speaker noted that because these are 1 – 2 bedroom townhouses the parking ratio will be better than if they were 3 – 4 bedrooms and that 8 visitor parking spaces will be provided, all of which meet City of Burnaby standards.

Natalie Urson, 6539 Elgin Avenue, again appeared before members of Council to seek further clarification regarding the cul-de-sac and construction noise.

Mr. Belhouse explained the cul-de-sac noted in plans for this development are to be developed at a future date when re-development takes place to properties located further to the south. It is not anticipated that redevelopment will take place any time soon. With regard to concerns about construction noise, Mr. Belhouse advised that he would provide the speaker with his card and she may contact him should she have issues regarding noise related to the project.

There were no further submissions received regarding Rez. #05-38, Bylaw No. 12079.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #05-38, Bylaw No. 12079 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 12, 2006" - BYLAW NO. 12080

Rez. #05-15

6905 Arcola Street

Lots 21 & 22, Blk “B”, D.L. 95, Group 1, NWD Plan 1264

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Residential Development – 6905 Arcola, Burnaby BC” prepared by Bumen Architecture & Code Consulting Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 4-unit townhouse project with at-grade parking.

A letter dated 2006 April 25 was received from Scott Van Denham, 7040 Balmoral Street, Burnaby, expressing concerns with the proposed zone change. The writer is concerned about the removal of trees from the subject site and the impact on his property and with the surface parking for the development. The writer also notes a preference to access to the site from the lane between Arcola and Balmoral rather than Griffiths Avenue

Dennis Konanz, 6931 Arcola Street, Burnaby appeared before Council express his concern about parking related to the subject application. Mr. Konanz advised parking is already an issue in the neighbourhood, especially because of its proximity to Highgate Mall. The speaker also questioned why this building is permitted to be two stories when a fourplex further down the road is only two?

John Butterworth, 4108 Winnifred Street, Burnaby appeared before Council to express concern about the number of bedrooms permitted in the development and the impact that will have on parking. Mr. Butterworth also questioned why this development is so high when compared to the remainder of the neighbourhood.

Mr. J. Belhouse, Director of Planning and Building, advised that this project is a small lot, in-fill being developed under CD zoning. This type of zoning allows for less parking because the location of the development is so close to Skytrain and public transit and within walking distance to many neighbourhood services.

There were no further submissions received regarding Rez. #05-15, Bylaw No. 12080.

** Councillor Rankin retired from the Public Hearing at 8:20 pm and did not return.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #05-15, Bylaw No. 12080 be now terminated.”

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13, 2006" - BYLAW NO. 12081

Rez. #06-06(a)

4700 Kingsway

Parcel 3 Except: Firstly: Airspace Pcl 1, Pl 79744; Secondly: Airspace Pcl 2, Pl 87288, D.L. 153, Group 1, NWD Plan 79648

From: CD Comprehensive Development District (based on C3, C3a, C3c General Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on C3, C3h, C3c-General Commercial District and P2 Administration and Assembly District and in accordance with the development plan entitled “Mark Anthony Wine Shop” prepared by Orangutang Design Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a wine store (Licensee Retail Store) in Metropolis (tenant space 1140) and the elimination of C3a liquor store zoning for one tenant location in the shopping centre (tenant space 1120C).

There were no submissions in relation to Rez. #06-06(a), Bylaw No. 12081.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-06(a), Bylaw No. 12081 be now terminated.”

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 2006" - BYLAW NO. 12082

Rez. #06-06(b)

4800 Kingsway

Lot 1, D.L. 32, 152 & 153, Group 1, NWD Plan BCP6303

From: CD Comprehensive Development District (based on C3, C3a General Commercial District)

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

The purpose of the proposed zoning bylaw amendment is to eliminate a liquor store zoning for two other tenant locations in the shopping centre (tenant spaces M10 and M125/M126 combined).

There were no submissions in relation to Rez. #06-06(a), Bylaw No. 12081.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-06(b), Bylaw No. 12082 be now terminated.”

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 15, 2006" - BYLAW NO. 12083

Rez. #05-41

4411, 4417, 4431, 4441 Lougheed Highway, 4412, 4422, 4432, 4442 and 4452 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 Lougheed Highway and Rosser Avenue" prepared by Buttjes Architecture Inc.)

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

A letter dated 2006 April 24 was received from the Manager, Leasing & Acquisitions, Retail Real Estate, TD Canada Trust advising they are the owners of property located at 1933 Willingdon Avenue, and while they do not object to the proposed use of the land as proposed in the application, they do object to the proposed closure of Buchanan Street associated with the proposal. The writer notes the proposed closure would impact on customer accessibility to their business.

Theresa Boerkamp, 503 – 4353 Halifax Street, Burnaby appeared before Council, advising she has lived in this area for 12 years and is very concerned about parking and increased traffic volume in the area. The speaker noted that increased development along the Halifax corridor has resulted in a significant number of points of exit onto Halifax and, with increasing speed and traffic volume, the traffic backups at these exits are numerous and dangerous. There are many seniors living in this area, noted Ms. Boerkamp and it is becoming unsafe for them to be crossing local streets.

Ms. Boerkamp, clarified for Council that she is not opposed to this development in particular, however, she and members of her strata council would like to see something done about the increased traffic and parking issues for this neighbourhood.

** Councillor Dhaliwal retired from the Council Chamber at 8:30 p.m.

Council requested that staff contact Ms. Boerkamp and arrange for her to meet with both the Traffic Safety and Transportation Committees to discuss the respective issues.

** Councillor Dhaliwal returned to the Council Chamber at 8:31 p.m.

In response to a query from the Director Planning and Building, J. Belhouse, advised that a new traffic light planned for Rosser and Halifax Street should alleviate some of the problems related to area residents crossing the street.

Tom Kozar, 3906 Creekside, Burnaby appeared before members of Council advising his concerns were similar to those outlined in the letter from the TD Bank. Ms. Kozar advised that while he is very supportive of the proposed development as it will allow people to live and work in the same Burnaby neighbourhood, he is concerned that access to his banking establishment will be impacted by the proposed cul-de-sac.

Mr. Belhouse also clarified that the cul-de-sac shown on the development plans is a long term plan for the area and will not be pursued until such time as the TD Bank site is redeveloped.

Gil Cooper, 4666 Highlawn Drive, Burnaby appeared before members of Council advising that he had understood originally there was to be a seniors' centre located at this site but now that has changed. Mr. Cooper inquired whether there is any consideration being given to locating a seniors' centre in the Brentwood area.

The Director Planning and Building, J. Belhouse, advised the speaker that Willingdon Heights Community Centre is being expanded and that the density bonus related to this development is providing funding to that project.

There were no submissions in relation to Rez. #05-41, Bylaw No. 12083.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #05-41, Bylaw No. 12083 be now terminated.”

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 16, 2006" - BYLAW NO. 12084

Rez. #05-67

3880 Henning Drive

Lot 2 Except: Part Dedicated Road on Plan LMP2986, D.L. 118, Group 1, NWD Plan 76093

From: CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District and in accordance with the development plan entitled “Building ‘H’ Bridge Studios” prepared by Brock Croome Architect)

The purpose of the proposed zoning bylaw amendment is to permit construction of an additional building within the Bridge Studios site.

There were no submissions in relation to Rez. #05-67, Bylaw No. 12084.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #05-67, Bylaw No. 12084 be now terminated.”

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 17, 2006" - BYLAW NO. 12085

Rez. #06-03

Ptn. of 3610 Bonneville Place

Ptn. of Lot 94, D.L. 10, Group 1, NWD Plan 63629

From: M5 Light Industrial District

To: M5 “r” Light Industrial District

The purpose of the proposed zoning bylaw amendment is to permit the development of a restaurant orientated to the surrounding industrial area.

A petition, containing the signatures of representative of 46 businesses neighbouring the subject bakery, was submitted by the applicant in support of the rezoning application. The text of the petition is as follows:

“We, the management of Chorak Bakery, hereby ask you our neighbours, for your support for our application to the City Hall to utilize our front room of our bakery as a take out café/deli.

We wish to dedicate a small retail area where we can sell sandwiches, soups, coffees and our freshly baked breads. This operation is planned to be open for business, Monday – Friday during business hours.

If you support and agree to such project, please sign your name below”

There were no further submissions received in relation to Rez. #06-03, Bylaw No. 12085.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-03, Bylaw No. 12085 be now terminated.”

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 18, 2006" - BYLAW NO. 12086

Rez. #05-60

5595 Trapp Avenue

Lot 1, D.L. 155, Group 1, NWD Plan BCP21951

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled “Glenwood III, Phase III, 5595 Trapp Avenue” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a multi-tenant light industrial building.

There were no submissions in relation to Rez. #05-60, Bylaw No. 12086.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #05-60, Bylaw No. 12086 be now terminated.”

CARRIED UNANIMOUSLY

9. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 19, 2006" - BYLAW NO. 12087

Rez. #06-09

8088 Glenwood Drive

Lot 8, D.L. 155, Group 1, NWD Plan BCP 11246

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

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenwood Industrial Estate Concept Plan guidelines and in accordance with the development plan entitled "New Building Mezzanine for Iron Mountain" prepared by CTA Design Group)

The purpose of the proposed zoning bylaw amendment is to permit addition of a 3,000 square foot mezzanine for additional storage.

There were no submissions in relation to Rez. #06-09, Bylaw No. 12087.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Rez. #06-09, Bylaw No. 12087 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing now adjourn."

CARRIED UNANIMOUSLY

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

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER OPERATIONS