

PUBLIC HEARING
2007 April 24

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2007 April 24 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 D.N. Johnston
Councillor C. Jordan
Councillor L.A. Rankin
Councillor N.M. Volkow

STAFF: Mr. Basil Luksun, Director Planning and 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. 21, 2007" - BYLAW NO. 12259

Rez. #06-58

1800, 1802 and 1812 Duthie Avenue and 7250 Halifax Street

Strata Lots 1-30, D.L. 136, Group 1, NWD Strata Plan LMS353 together with an interest in the common property in proportion to the unit entitlement of strata lot as shown on Form 1

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District and in accordance with the development plan entitled "Swedish Canadian Assisted Living Project" prepared by Neale Staniszki's Doll Adams Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a new assisted living building within the context of the overall Swedish Canadian Rest Home

The Advisory Planning Commission advised it supports the rezoning application.

** Councillor Rankin entered the Public Hearing at 7:31 pm and took his place at the Council table.

Wanda Felt, representing Neale Staniszki Doll Adams Architect, the rezoning applicant, appeared before Council to provide a brief overview of the project; a 64 unit assisted living building that will replace the vacant Swedish Canada Villa building. The proposal also accommodates subdivision of the overall site into four separate legal parcels.

Jack Clerkson, Clerkson Consulting Inc., project consultant for the application appeared before Council advising of a small change in the density proposed for the existing Valhalla Court building. Currently most of the balconies on this building have been enclosed and it is anticipated more of the remaining balconies will be closed in the future; therefore, the density proposed for the existing building will be increased from 1.02 FAR to 1.05 FAR. A letter was submitted and is on file in the Office of the City Clerk outlining this change.

Mr. Clerkson also informed Council of two public information sessions held in November 2006 and April 2007 to provide information to area residents regarding the proposed development. A total of 307 invitations were delivered to the residents of the complex and the single family residents within 2 blocks of the site and notices posted in the condo development across the street. Forty-five residents attended the April meeting and 37 completed a questionnaire regarding the proposal. Copies of the completed questionnaires, sign-in sheets and the information notice were provided and are on file in the Office of City Clerk.

In response to a query from Council Mr. Clerkson explained the proposed subdivision is intended to separate the lots on which the three existing and the subject proposed buildings are located. The new building will consist of 64 one bedroom units with residents having the opportunity to take meals in a communal dining room, provision of housekeeping and supervision of care; however, it is not a 24 hour care, nursing home, the speaker clarified.

There were no further submissions received regarding Rez. #06-58, Bylaw No. 12259.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-58, Bylaw No. 12259 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 23, 2007" - BYLAW NO. 12261

Rez. #06-30

5008, 5020 & 5032 Imperial Street

Lots 1, 2 & 3, Blk 9, D.L. 98, Group 1, NWD Plan 8184

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and the Royal Oak Community Plan, and in accordance with the development plan entitled “Proposed 30-Unit Apartment Building” prepared by Arcadian Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 30-unit apartment development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Andrew Nodzykowski, the project architect, appeared before members of Council to provide a brief outline of the proposed development. The proposed development plan will be built in accordance with the adopted Royal Oak Community Plan, replacing older, single family homes that are not in good condition and will be located in close proximity to SkyTrain and Metrotown. The speaker noted that the developer would like to have pursued the opportunity to achieve increased density; however the time required for that process is not viable and they have decided to proceed with the proposed application.

In response to a query from Council, Basil Luksun, Director Planning and Building clarified that the speaker is referring to proposed changes to development densities along Skytrain corridors, part of the Translink governance announcement by the Provincial government. The plan being considered by Council, at this time, is the maximum density permitted within the Royal Oak Community Plan noted Mr. Luksun.

Sandy Kennedy, 4364 Imperial Street, Burnaby appeared before Council seeking clarification why the proposed density is being permitted in this area. The speaker noted that when the Metrotown Plan was discussed, residents were adamant there would be no high density development permitted in this area. Mr. Kennedy feels that to permit this type of zoning is to allow “spot” zoning without consultation with residents.

In response to a request for clarification regarding the Community Plan for this area, Basil Luksun, Director Planning and Building explained that while the Metrotown Plan did not extend past Imperial Street, this lot is included in the adjacent Royal Oak Community Plan, adopted by Council ten years ago. The Royal Oak Community Plan, the result of extensive community consultation, designated this area for RM3 development and the subject application complies with that designation.

There were no further submissions received regarding Rez. #06-30, Bylaw No. 12261.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-30, Bylaw No. 12261 be now terminated.”

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 24, 2007" - BYLAW NO. 12262

Rez. #06-56

8888 University Drive

Portion of Lot 1 Except: Part in Plan BCP25760, D.L.'s 31, 101, 102, 141, 144, 147, 209, 210 & 211, Group 1, NWD Plan BCP6258

From: P11e SFU Neighbourhood District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P8 Parking District and SFU Community Plan guidelines and in accordance with the development plan entitled 'The Hub at UniverCity' prepared by NSDA Architects)

The purpose of the proposed zoning bylaw is to provide for a mixed-use building, including 146 residential units, retail commercial space, and parking for SFU.

The Advisory Planning Commission advised it supports the rezoning application.

A letter was received from the President, SFU Community Association, 8960 University High Street, Burnaby advising of the Association's strong support for the application, especially the full-fledged grocery store proposed for the "Hub" which is critical to the long-term success of the High Street commercial area.

Brent Elliot, Liberty Homes advised he and representatives of NSDA Architects and SFU Community Trust were available to answer any questions Council may have with regard to the subject application.

Gordon Harris, President and CEO of SFU Community Trust appeared before Council advising of their support for this application which will greatly benefit the UniverCity development at SFU.

There were no further submissions received regarding Rez. #06-56, Bylaw No. 12262.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Rez. #06-56, Bylaw No. 12262 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 25, 2007" - BYLAW NO. 12263

Rez. #06-27

Portion of 8545 North Fraser Way and portion of 5595 Trapp Avenue

Portion of Lot 1, D.L. 155, Group 1, NWD Plan BCP21951, Portion of Parcel "A" except: Firstly: Part Subdivided by Plan BCP4738, Secondly: Part Subdivided by Plan BCP8172, Thirdly: Part Subdivided by Plan BCP21951, Fourthly: Part Subdivided by Plan BCP22388, D.L. 155, Group 1 NWD Plan BCP4737

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, M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled "Glenwood 8, 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 with associated office space.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #06-27, Bylaw No. 12263.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Rez. #06-27, Bylaw No. 12263 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT


MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:01 p.m.

Confirmed:


MAYOR

Certified Correct:


ADMINISTRATIVE OFFICER OPERATIONS