

PUBLIC HEARING

2007 November 27

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2007 November 27 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor C. Jordan
Councillor L.A. Rankin
Councillor N.M. Volkow

ABSENT: Councillor G. Begin
Councillor G. Evans
Councillor D.N. Johnston

STAFF: Mr. Basil Luksun, Director Planning and Building
Mr. Sid Cleave, A/Administrative Officer - Operations

The Public Hearing was called to order at 7:32 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 43, 2007" - BYLAW NO. 12360"

Rez. #07-34

7650 Sapperton Avenue

Lot A, D.L. 1, Group 1, NWD Plan LMP9683

From: CD Comprehensive Development District (based on P3 Park and Public Use District and P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P3 Park and Public Use District and P5 Community Institutional District and in accordance with the development plan entitled "Marian Facility" prepared by Roger Johnson Consulting Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit an increase in total student enrolment at the private schools on the subject site (from 250 to 400 students maximum) on a phased basis.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2007 November 26 was received from Mr. & Mrs. D. Hide, 9121 Wilberforce Street, Burnaby, opposing this rezoning application and expressing a variety of concerns including the following:

1. There are insufficient facilities for the immediate community in the Cariboo Hill area. A church was built on this site that does not serve the majority of the immediate community or surrounding area meaning people are travelling into the area from outside the community to attend the church and driving out of the area to use other communities' facilities.
2. If the property is not used by the School Board for its original purpose, then the City should purchase and use the property in accordance with its current public use zoning.
3. In today's environment of trying to minimize traffic, it is inappropriate to expand a facility that draws its patrons from outside the community.

A letter dated 2007 November 18 was received from M. Coutts, 9293 Holmes Street, Burnaby, requesting that the following actions be taken in conjunction with this rezoning proposal.

1. All traffic should be routed through the 2 driveways off of Sapperton Avenue.
2. A solid gate for fire access, with pedestrian opening, should be located north of the dumpster in order to permit garbage truck access without going through the gate.
3. Gates should be installed off of Sapperton for security after hours.
4. No sandwich boards should be permitted on the sidewalks.

There were no further submissions received regarding Rez. #07-34, Bylaw No. 12360.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-34, Bylaw No. 12360 be now terminated.”

CARRIED UNANIMOUSLY

2. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 44, 2007” - BYLAW NO. 12361”

Rez. #07-19

7645 and 7655 Edmonds Street

Lot 7 Except: North 10 ft. on Plan 6168 and Lot 6 Except: North 10 ft. (Plan 6168), Blk 22, D.L. 30, Group 1, NWD Plan 3036

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and in accordance with the development plan entitled “Mixed Use Development 7645-7655 Edmonds Street” prepared by Studio One Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit development of a mixed-use project with retail at-grade and three levels of residential above.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #07-19, Bylaw No. 12361.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-19, Bylaw No. 12361 be now terminated.”

CARRIED UNANIMOUSLY

3. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 45, 2007” - BYLAW NO. 12362”

Rez. #06-46

6842, 6858 and 6876 Royal Oak Avenue

Lot 6, Blk 5, Lot 7, Blk 4 & 5, and Lot 8, Blk 5, D.L. 98, Group 1, NWD Plan 2066

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled “Residential/Commercial Development 6842-6876 Royal Oak Avenue Burnaby, BC” prepared by Chris Dikeakos Architects Inc.).

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed use development with retail at grade and residential above with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2007 November 27 was received from Amir Dhanani, Yamato Engine Specialists Ltd., 6857 Palm Avenue, Burnaby, expressing concern regarding this rezoning proposal. Mr. Dhanani noted that rear lane access is very important for his business. He requested that the developer take appropriate measures to manage and administrate traffic in the lane to avoid any disruption to his business.

There were no further submissions received regarding Rez. #06-46, Bylaw No. 12362.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #06-46, Bylaw No. 12362 be now terminated.”

CARRIED UNANIMOUSLY

4. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 46, 2007” - BYLAW NO. 12363”

Rez. #07-32

2781 North Road

Lot B, D.L. 8, Group 1, NWD Plan LMP30275

From: R2 Residential District

To: R2 “b” Residential District

The purpose of the proposed zoning bylaw amendment is to permit increase in capacity of the current childcare facility from a maximum of seven to ten children maximum.

The Advisory Planning Commission advised it supports the rezoning application.

Mr. Karim Kanji, 2781 North Road, Burnaby, the rezoning applicant, appeared before members of Council advising that he is available to answer any questions Council may have with regard to the subject application.

There were no further submissions received regarding Rez. #07-32, Bylaw No. 12363.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-32, Bylaw No. 12363 be now terminated.”

CARRIED UNANIMOUSLY

5. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 2007” - BYLAW NO. 12364”

Rez. #06-70

5389 and 5411 Imperial Street

East Half Lot 39 Except: Firstly: the South 10 ft., Secondly: Parcel “J” (RP33213),
D.L. 94,

Plan 720; West Half Lot 40 Except: Firstly: the South 10 ft. shown on Plan 7928,
Secondly:

Parcel “K” (RP33213), D.L. 94, Group 1, NWD Plan 720

From: M4 Special Industrial District and P8 Parking District

To: CD Comprehensive Development District (based on C9 Urban Village
Commercial District and Royal Oak Community Plan guidelines and in
accordance with the development plan entitled “Imperial Gardens Mixed-Use
Project” prepared by WG Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a
four-storey mixed use development with retail at grade and residential above with
underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Mr. A. Pohl, 5385 Lane Street, Burnaby, appeared before Council expressing concern
regarding the impact of the proposed development on parking and property taxes in the
area.

The Director Planning and Building noted that property taxes are based on the assessed
value of each individual property. As far as parking is concerned, Mr. Luksun noted that
1.6 parking spots are required for each residential unit in the proposed development.

The speaker concluded by advising that he is not opposed to the rezoning application. He
expressed concern, however, that future residents in the proposed mixed-use development
may complain about noise from his music rehearsal studio business located at 5385 Lane
Street.

The Director Planning and Building noted that the area plan notification form for the
proposed development will indicate that a music rehearsal studio is located across the
street.

There were no further submissions received regarding Rez. #06-70, Bylaw No. 12364.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #06-70, Bylaw No. 12364 be now terminated.”

CARRIED UNANIMOUSLY

6. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 2007” - BYLAW NO. 12365”

Rez. #07-23

4450 Still Creek Drive

Lot 3, D.L.’s 70 & 119, Group 1, NWD Plan BCP25458

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 in accordance with the development plan entitled “Morrey Nissan & Infiniti” prepared by Teck Construction LLP)

The purpose of the proposed zoning bylaw amendment is to permit the phased development of two new car dealerships on the site.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #07-23, Bylaw No. 12365.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-23, Bylaw No. 12365 be now terminated.”

CARRIED UNANIMOUSLY

7. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 2007” - BYLAW NO. 12367”-

Text Amendment

The purpose of the proposed zoning bylaw amendment is to amend the rezoning application fees listed in the Burnaby Zoning Bylaw.

The Advisory Planning Commission advised it supports the text amendment.

There were no further submissions received regarding Text Amendment Bylaw No. 12367.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Text Amendment Bylaw No. 12367 be now terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:58 p.m.

Confirmed:

Certified Correct:



MAYOR



A/ADMINISTRATIVE OFFICER - OPERATIONS