

PUBLIC HEARING

2007 AUGUST 28

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2007 August 28 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan
Councillor G. Begin
Councillor S. Dhaliwal
Councillor G. Evans
Councillor D.N. Johnston
Councillor C. Jordan
Councillor N.M. Volkow

ABSENT: Councillor P. Calendino
Councillor L.A. Rankin

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

The Public Hearing was called to order at 7:31 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 2007" - BYLAW NO. 12305

Rez. #06-68

6208, 6194, 6182, 6172, 6160 Wilson Avenue and
6207, 6193, 6181, 6171, 6159 Kathleen Avenue

Parcel "A and B" of Lot 2, The Westerly and Easterly Half of Lot 3, Parcel "A and B" of Lot 4, The Westerly Half and Parcel "A" of Lot 5, Parcel "A and C" of Lot 6, DL 151, Grp 1, NWD Plan 1992

From: R5 Residential District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Metrotown Development Plan as guidelines, and in accordance with the development plan entitled "Wilson Avenue High-Rise Apartment Development" prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a high-rise apartment tower with street-fronting townhouses.

A letter dated 2007 August 20 was received from Ken Pett, 402 – 6152 Kathleen Avenue, Burnaby, urging that the density bonus funds associated with the proposed development be used to directly benefit adjacent residents. Mr. Pett advised that these funds could be used to further develop the Metrotown SkyTrain Parkway by adding lighting and landscaping. The letter writer concluded by requesting that this major project be developed in stages over a number of years.

A second letter dated 2007 August 28 was received from Ken Pett, 402 – 6152 Kathleen Avenue, Burnaby, advising that the proposed development will improve the neighbourhood. Mr. Pett expressed one concern noting that the proposed parking ramp is pointed directly at the building in which he lives. He requested that Council and the Community Planner work with the developer and architect to minimize the impact of this ramp on the residents of 6152 Kathleen Avenue, Burnaby.

A petition letter dated 2007 August 17 was received containing 52 signatures from residents of 6188 Patterson Avenue, Burnaby, requesting that townhouses be excluded from the proposed development. The petition letter also requested improved traffic control at the intersections of Beresford Street/Wilson Avenue and Central Boulevard/Wilson Avenue as well as a prohibition of street parking in the 6100 block of the Wilson Avenue cul-de-sac.

The text of the petition reads as follows:

"The residents of the Wimbledon Club at 6188 Patterson Avenue listed below support the items listed in the letter to Mayor and Council dated 2007 August 17."

A letter dated 2007 August 27 was received from Phyllis Hipp, 801 – 6282 Kathleen Avenue, Burnaby, expressing concern regarding the sheer density of the proposed development.

The writer raised the following points:

- the proposed 29 storey high-rise building is too tall for the neighbourhood.
- the proposal to cram four townhouses onto the subject property would result in extremely dense land usage.
- not enough information is available regarding proposed phase 2 of the project.
- closing a section of Kathleen Avenue will increase traffic congestion in the area.
- additional green space could be provided by eliminating townhouses from phase I of the project.

Ms. Hepp concluded by urging Council to consider their vision for the future of this area and vote on the side for a better quality of living for all residents.

A letter dated 2007 August 28 was received from Donna Wingrove, 602 – 6455 Willingdon Avenue, Burnaby, expressing the following points:

- proposed high-rise development will worsen traffic congestion in the area.
- if the proposed development consisted of townhouses it might not pose the same traffic congestion.
- Maywood School will not be able to sustain a large influx of additional children.

Attached to the letter from Donna Wingrove were signatures of 31 residents of 6455 Willingdon Avenue, Burnaby.

Graham Murchie, 301 – 6152 Kathleen Avenue, Burnaby, appeared before members of Council advising that the residents of 6152 Kathleen Avenue held a meeting on 2007 August 23 and expressed the following concerns regarding the subject rezoning application:

- proposed pedestrian walkway when Kathleen Avenue south of Beresford is closed.
 - what will be the width of the walkway?
 - more benches should be placed along walkway.
 - adequate lighting should be provided on walkway.
 - the City should consider assuming responsibility for the maintenance of the walkway.
- the impact on area vehicular traffic from closure of Kathleen Avenue.
 - consideration should be given to installing a traffic light at the Mayberry/Willingdon intersection.
- access on Kathleen Avenue during project construction.
 - many people walk to SkyTrain Station along Kathleen Avenue.
- changing traffic needs.
 - what traffic studies have been done?
 - does Kathleen Avenue need to be closed?
- changing energy needs.
 - consideration should be given to providing geothermal energy or a district heating facility.
 - residents will be facing two to three years of noise and dust from construction activity.
 - what is being done to build greater sustainability in the neighbourhood?
- public consultation process.
 - public information meeting should have been held well in advance of the public hearing.
 - consideration should be given to reviewing the Metro Area Plan and providing an opportunity for community involvement.

A copy of Mr. Murchie's presentation is on file in the City Clerk's office.

Jim Chisholm, 2006 – 6188 Patterson Avenue, Burnaby, appeared before members of Council to re-iterate concerns expressed in an already submitted petition letter from the residents of 6188 Patterson Avenue.

The speaker emphasized the following points:

- the developer should be required to re-submit a tower development proposal excluding townhouses.
- a traffic study should be conducted.
- improved traffic control is required.
- street parking should be prohibited in the 6100 block of the Wilson Avenue cul-de-sac.

The speaker concluded by urging that development of the subject site be consistent with the immediate neighbourhood and that view corridors be maintained and protected.

In response to a query from Council, the Director Planning & Building advised that the proposed high-rise tower and townhouses occupy only 10% of the site. The Director Planning & Building further advised that research indicates that ground oriented housing acts as a deterrent to crime.

Arash Azadeh, 405 – 6188 Patterson Avenue, Burnaby, appeared before members of Council expressing concern regarding the proposed townhouse component of the development, potential traffic congestion and removal of trees from the site.

The speaker urged that the subject site be developed in keeping with the character of the immediate neighbourhood.

The speaker concluded by encouraging Council to use more than \$293,000 of the \$1,469,000 density bonus funds associated with this proposal to provide affordable housing in the community.

Sue Nixon, 903 – 6152 Kathleen Avenue, Burnaby, appeared before members of Council urging the City to remove the townhouse component from the proposed development and move the tower component further west on the subject property.

The speaker further urged Council not to close off or cul-de-sac Kathleen Avenue.

The Director Planning & Building noted that the proposed closure of Kathleen Avenue has been in the city plan for the area since 1975.

Darcy Griffiths, 1106 – 6188 Patterson Avenue, Burnaby, appeared before members of Council supporting redevelopment of the subject property. The speaker noted, however, that he favours less ground structures and more gardens and trees. The speaker concluded by requesting improved traffic control at the Wilson Avenue/Beresford Street and Wilson Avenue/Central Boulevard intersections.

Holly McCallum, 801 – 6455 Willingdon Avenue, Burnaby, appeared before members of Council opposing the closure of Kathleen Avenue. The speaker requested that

consideration be given to removing the townhouse component from the development and moving the tower component further west on the subject property. In the opinion of the speaker, this would allow Kathleen Avenue to be developed as a street.

Ray Kobzos, 102 – 6152 Kathleen Avenue, Burnaby, appeared before members of Council advising that if Kathleen Avenue is closed then measures should be taken to maintain emergency vehicle access to the housing complex in which he lives.

Trixia Chisholm, 2006 – 6188 Patterson Avenue, Burnaby, appeared before members of Council expressing site security concerns between the time the existing buildings are vacated and the start of new construction.

The Director Planning and Building noted that the developer may begin demolition of buildings after second reading of the bylaw depending on vacancy notice requirements for tenants.

Olektiv Tolstoguzov, 1905 – 6188 Patterson Avenue, Burnaby, appeared before members of Council advising that the proposed townhouses would obstruct views and interfere with blockwatch activities.

Ron Roman, 2102 – 6188 Patterson Avenue, Burnaby, appeared before members of Council advising that the townhouse component of the proposed project is out of character with the neighbourhood.

There were no further submissions received regarding Rez. #06-68, Bylaw No. 12305.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-68, Bylaw No. 12305 be now terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR EVANS:

“THAT staff prepare a report responding to the major issues raised at the Public Hearing regarding Bylaw No. 12305.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 2007" - BYLAW NO. 12306

Rez. #07-13

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 3" 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.

There were no submissions received regarding Rez. #07-13, Bylaw No. 12306.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Rez. #07-13, Bylaw No.12306 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 2007" - BYLAW NO. 12307

Rez. #07-18

7509 Market Crossing (CRU #8)

Parcel M, D.L. 155B, Group 1, NWD Plan BCP25486

From: CD Comprehensive Development District (based on C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2, C2a Community Commercial District and Byrne Road and Marine Way Commercial Precinct Plan guidelines and in accordance with the development plan entitled "LDB Store" prepared by Kasian Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit a Liquor Distribution Branch (LDB) store within the Big Bend Commercial Precinct.

Anthony Kalanj and Derek Chung, owners of Marine Pub and Liquor Store, 5820 Byrne Road, Burnaby, appeared before members of Council expressing concern regarding the financial impact the proposed Liquor Distribution Branch store will have on their business. Mr. Kalanj noted that if the proposed store is approved then there will be 3 stores selling alcoholic beverages within 1.2 km of each other. Mr. Chung noted that Signature LDB stores should be approximately 12,000 sq. ft. in size whereas the proposed store is approximately 6,000 sq ft.

There were no further submissions received regarding Rez. #07-18, Bylaw No. 12307.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #07-18, Bylaw No. 12307 be now terminated.”

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 36, 2007" - BYLAW NO. 12308

Rez. #07-09

6500 Hastings Street (Tenant Address: 6564 Hastings Street)

Parcel 2, D.L. 206, Group 1, NWD Explanatory Plan 80168

From: CD Comprehensive Development District (based on C2, C2a Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2, C2a Community Commercial District guidelines, and in accordance with the development plan entitled “Renovation Safeway Store #044” prepared by Kasian Architecture Interior Design and Planning Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit major façade changes to the existing Safeway supermarket including amendments to the parking layout and internal sidewalks.

There were no submissions received regarding Rez. #7-09, Bylaw No. 12308.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #7-09, Bylaw No. 12308 be now terminated.”

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 2007" - BYLAW NO. 12309

Rez. #07-12

Ptn. of 5100 North Fraser Way

Ptn. of Lot 4 Except: part Subdivided by Plan LMP48247, D.L. 165, Group 1, NWD
Plan LMP40993

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

To: Amended CD Comprehensive Development District (based on M5 Light Industrial
District and Glenlyon Concept Plan guidelines and in accordance with the
development plan entitled “Houle Electric” prepared by Christopher Bozyk
Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of an
office building within the Glenlyon Business Park.

There were no further submissions received regarding Rez. #07-12, Bylaw No. 12309.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-12, Bylaw No. 12309 be now terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR BEGIN:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:55 p.m.

Confirmed:

Certified Correct:


MAYOR


A/ADMINISTRATIVE OFFICER - OPERTIONS