

PUBLIC HEARING

2007 MAY 29

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2007 May 29 at 7:30 p.m.

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

ABSENT: Councillor P. Calendino
Councillor G. Evans

STAFF: Mr. Basil Luksun, Director Planning and Building
Ms. Ann Lorentsen, Administrative Officer Operations
Mr. Sid Cleave, Administrative Officer I

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 26, 2007" - BYLAW NO. 12271

Rez. #04-53

5289 Grimmer Street

Lot 'C', D.L. 94, Group 1, NWD Plan 20891

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on C9a Urban Village Commercial District, RM3 Multiple Family Residential District and the Royal Oak Community Plan guidelines and in accordance with the development plan entitled "70 Unit Mixed Use Commercial/Residential Development" prepared by Douglas R. Johnson Architect Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a mixed-use development including a new Legion Hall with a 100 seat liquor primary club licenced facility and commercial at ground level and 70 units of Category B Supportive Housing for seniors above.

The Advisory Planning Commission advised it supports the rezoning application.

Mr. Bill Burton, 5350 McKee Street, Burnaby, B.C. appeared before members of Council supporting the rezoning application. Mr. Burton noted that the proposed development will benefit seniors, youngsters, legion members and the general community.

Mr. Dan Coyle, 103 - 719 Princess Street, New Westminster, B.C. appeared before members of Council noting that the proposed subsidized housing on the subject site will be available to all members of the community, not just legion members.

There were no further submissions received regarding Rez. #04-53, Bylaw No. 12271.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #04-53, Bylaw No. 12271 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 2007" - BYLAW NO. 12260

Rez. #06-45

7520 Seventeenth Street and 7157 Stride Avenue

Parcel “A” (Exp. Pl. 14300), Lot 1, Blk 34, D.L. 53, Plan 3037; Lot 1 Except: Parcel “A” (Expl. Pl. 14300) and Road, Blk 34, D.L. 53, Group 1, NWD Plan 3037

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 Multifamily Project 7157 Stride Avenue, Burnaby, B.C.” prepared by W.G. Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 15-unit stacked townhouse development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Mr. Tim Heller, 7172 - 16th Avenue, Burnaby, B.C. appeared before members of Council opposing this rezoning application. The speaker submitted a list containing 31 names of 16th Avenue and Stride Avenue residents who have advised him they are opposed to the subject development.

Mr. Heller advised that his understanding of the 1994 City plan for this area included redevelopment on both sides of this portion of 16th Avenue with the street becoming a pedestrian walkway.

In response to a query from Council, Mr. Luksun, Director Planning and Building advised that the 1994 City plan for the area shows 16th Avenue as a future greenway and the subject rezoning application recognizes this greenway. Mr. Luksun further explained that the properties between 17th Avenue and 16th Avenue would be developed and the properties between 16th Avenue and Stride Avenue would be consolidated and redeveloped in different parcel sizes with this rezoning application being one of those parcels. Mr. Luksun concluded by noting that when the properties on both sides of this portion of 16th Avenue are redeveloped the street will then be closed and turned into a walkway.

In response to the Director Planning and Building's explanation, Mr. Heller noted he had expected that the redevelopment would include a much larger site.

Mr. Michael Muldoon, 7164 Stride Avenue, Burnaby, B.C. appeared before members of Council supporting the rezoning application. Mr. Muldoon noted the house at 7157 Stride Avenue was previously used as a grow-op and he feels redevelopment of the site will benefit the neighbourhood.

Mr. Heller, 7172 - 16th Avenue, Burnaby, B.C. again appeared before members of Council noting that both houses on the subject properties were used as rental houses.

Mr. Norm Rakhra, a developer for the project, appeared before members of Council advising that the landscape plan includes replacement trees for those being cut down.

Mr. Henry Kong, 7137 – 16th Avenue, Burnaby, B.C. appeared before members of Council opposing the rezoning application. Mr. Kong expressed densification, traffic, parking and noise concerns and noted that the proposed development will detract from the overall quality of the neighbourhood. The speaker also expressed concern regarding the potential loss of light to adjacent properties and the potential negative impact on property values. In conclusion the speaker advised he feels the development is not complimentary to the neighbourhood.

Mr. Heller, 7172 – 16th Avenue, Burnaby, B.C. again appeared before members of Council expressing concern regarding the piecemeal redevelopment of the subject portion of 16th Avenue and the negative impact this will have on adjacent property values.

Mr. Perdip Moore, 6191 Ewart Street, Burnaby, B.C., the rezoning applicant, appeared before members of Council advising that kitty-corner to this proposed development is a large development by Adera. In relation to the Adera development, the speaker noted that his rezoning proposal would not add much additional traffic to the neighbourhood.

There were no further submissions received regarding Rez. #06-45, Bylaw No. 12260.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-45, Bylaw No. 12260 be now terminated.”

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 2007" - BYLAW NO. 12272

Rez. #07-04

7501 Market Crossing

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 Community Commercial District and Byrne Road and Marine Way Commercial Precinct Plan guidelines and in accordance with the development plan entitled "Marine & Byrne Commercial Development" prepared by Kasian Architecture Interior Design and Planning Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit a minor expansion of retail floor area of the Marine & Byrne Commercial Development within the Big Bend Commercial Precinct.

The Advisory Planning Commission advised it supports the rezoning application.

Councillor Begin expressed concern regarding the proposed reduction in the patio area associated with this rezoning application and inquired about the applicants reason for this.

There were no further submissions received regarding Rez. #07- 04, Bylaw No. 12272.

Arising from discussion of this rezoning application, Councillor Begin was granted leave to introduce the following motion:

MOVED BY COUNCILLOR BEGIN:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT staff prepare a report regarding the reduction in the patio area associated with this rezoning application."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Rez. #07- 04, Bylaw No. 12272 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

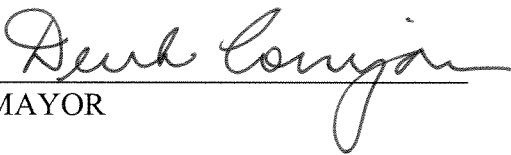
"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:10 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I