

PUBLIC HEARING

2008 MARCH 18

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2008 March 18 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan
Councillor P. Calendino
Councillor G. Evans
Councillor D.N. Johnston
Councillor C. Jordan
Councillor N.M. Volkow

ABSENT: Councillor G. Begin
Councillor S. Dhaliwal
Councillor L.A. Rankin

STAFF: Mr. Basil Luksun, Director Planning and Building
Ms. Karin Hung, Zoning Planner
Mr. Sid Cleave, A/Administrative Officer – Operations

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

1. “SIMON FRASER UNIVERSITY OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW NO. 1, 2008” – BYLAW No. 12429

The purpose of the proposed bylaw amendment is to amend the SFU Official Community Plan to allow the Burnaby Mountain Sport + Medical Complex to be developed within the University Enclave.

The Advisory Planning Commission advised it supports Simon Fraser University Official Community Plan Amendment Bylaw No.1, 2008, Bylaw 12429.

Alan Hartley, Vice-President, Stantec Architecture Ltd., 1100 – 111 Dunsmuir St, Vancouver, BC, appeared before Council advising that the Burnaby Mountain Sport + Medical Complex will benefit SFU by:

- providing a much needed sports and athletic infrastructure which the university would otherwise be unable to obtain in the foreseeable future.
- further enhancing the university’s reputation as a teacher in sports medicine, kinesiology and athletic performance.
- serving as an important tool in recruitment of students and athletes.
- resulting in significant improvements to the road system on the west campus.

The speaker advised that to date SFU supports this project. He noted, however, that final approval rests with the Board of Governors.

Mr. Hartley concluded by advising the proposed development will benefit Burnaby by:

- providing amenities to serve the growing population in the northeast sector of the City.
- meeting the increasing demand for sports facilities in the community.
- providing residents with greater access to health and sports medicine practitioners such as kinesiologists, physiotherapists and chiropractors.
- strengthening the City’s position as a world class centre for sport in the heart of the lower mainland.

There were no further submissions received regarding Simon Fraser University Official Community Plan Amendment Bylaw No. 1, 2008, Bylaw 12429.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing relating to Simon Fraser University Official Community Plan Amendment Bylaw No. 1, 2008, Bylaw 12429 be now terminated.”

CARRIED UNANIMOUSLY

2. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 12, 2008” - BYLAW NO. 12430

Rez 07-30

Ptn. 8888 University Drive

Ptn. of Lot 1, D.L.’s 31,101,102, 141, 144, 147, 209, 210, & 211, NWD Plan BCP6258
Except: Part on Plans BCP25760, BCP29777 & BCP31371

From: P6 Regional Institutional District and P11 SFU Neighbourhood District

To: CD Comprehensive Development District (based on C2 Community Commercial District, P2 Administration and Assembly District, P6 Regional Institutional District and SFU Official Community Plan as guidelines, and in accordance with the development plan entitled “Burnaby Mountain Sport + Medical” prepared by Stantec Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a major, privately owned and operated multi-use athletic complex within the athletic precinct of Simon Fraser University.

The Advisory Planning Commission advised it supports the rezoning application

His Worship Mayor Corrigan advised that Mr. Hartley’s presentation earlier in the Public Hearing regarding “Simon Fraser University Official Community Plan Amendment Bylaw No. 1, 2008 – Bylaw No. 12429” will be included as part of this rezoning application.

Paul Percival, 5468 Walter Place, Burnaby, appeared before Council, advising that he is not opposed to the proposed development. The speaker advised that, to his knowledge, SFU has not taken an official position on the merits of the rezoning proposal. He further noted that the SFU Board of Governors, at its meeting held in 2007 September, endorsed continued negotiations on an athletic facility for the Burnaby campus.

The Director Planning and Building confirmed that the project requires final approval from the SFU Board of Governors before going ahead.

In response to a query from Council regarding the location of the largest athletic complex in North America, Mr. Hartley, Vice-President, Stantec Architecture Ltd, 1100 – 111 Dunsmuir St, Vancouver, BC, the rezoning applicant, appeared before Council advising that the U.S. Olympic training centre in Colorado Springs is the answer to the question.

In regard to a query from Council regarding the proposed development seeking patients from the broader community, the Director Planning and Building explained that in addition to high performance athletes other members of the community could make appointments to see physicians at the facility.

In response to a query from Council, Mr. Hartley advised that the anticipated opening date for the proposed development would be approximately 2011.

There were no further submissions received regarding Rez #07-30, Bylaw No. 12430.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

“THAT this Public Hearing relating to Rez. #07-30, Bylaw No. 12430 be now terminated.”

CARRIED UNANIMOUSLY

3. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13, 2008” - BYLAW NO. 12431

Rez 07-31

7757, 7775, 7791 Royal Oak Avenue

Lot 77, D.L. 158, Plan 37043, Lot F of Lot 6 and Lot G of Lot 6, D.L. 158, Group 1,
NWD Plan 3423

From: C2 Community Commercial District and R5 Residential 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 7777 Royal Oak Avenue, Burnaby, BC” prepared by Wilson Chang Architect).

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed use development comprising commercial retail at-grade fronting Royal Oak Avenue with residential behind and above with full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #07-31, Bylaw No. 12431.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-31, Bylaw No. 12431 be now terminated.”

CARRIED UNANIMOUSLY

4. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 7, 2008” - BYLAW NO. 12418

Rez 07-17

3820 Pender Street

Lot 2, Blk 15, D.L. 116, Group 1, NWD Plan 1236

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family residential District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled “3820 Pender Street, Burnaby, B.C.” prepared by Cadlab Design and Development Inc.).

The purpose of the proposed rezoning bylaw amendment is to permit an infill multiple family residential project.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #07-17, Bylaw No. 12418.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-17, Bylaw No. 12418 be now terminated.”

CARRIED UNANIMOUSLY

5. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 2008” - BYLAW NO. 12432

Rez 06-42

Lots 23 & 24, D.L. 80, Group 1, NWD Plan 1892

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family Residential District, Central Administration Area Plan as guidelines, and in accordance with the development plan prepared by Denis Turco Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a non-market apartment development.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #06-42, Bylaw No. 12432.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #06-42, Bylaw No. 12432 be now terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"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