

PUBLIC HEARING

2008 FEBRUARY 19

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2008 February 19 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan
Councillor G. Begin
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor D.N. Johnston
Councillor C. Jordan (arrived at 7:53 p.m.)
Councillor L.A. Rankin
Councillor N.M. Volkow

ABSENT: Councillor G. Evans

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

The Public Hearing was called to order at 7:33 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 2008" - BYLAW NO. 12411

Rez. #07-08

6426 Cassie Avenue and 6519 McKay Avenue

Lot "F", D.L. 153 and Lot "G", D.L.'s 151, 153, Group 1, NWD Plan 14505

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Metrotown Development Plan guidelines, and in accordance with the development plan entitled "Apartment Development" prepared by Jordan Kutev Architect)

The purpose of the proposed zoning bylaw amendment is to permit a low-rise multiple family residential development.

The Advisory Planning Commission advised it supports the rezoning application.

An email letter dated 2008 February 19 was received from John Butterworth, 4108 Winnifred Street, Burnaby, B.C. opposing this rezoning application. Mr. Butterworth noted the following points:

- the rezoning applicant should not be given any concessions (i.e. density bonus) until the apartment study is complete.
- at least 2 additional rental units should be included in the plan.
- allowing the developer to tear down a good quality older apartment building and construct condos will set a bad precedent in the rental apartment sector.
- if this rezoning proposal is turned down the developer will still be able to build a 2 or 3 storey apartment building on the McKay property.

Jordan Kutev, 200 – 4701 Hastings Street, 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 rezoning application. *

Mr. Brent Lane, 101 – 6460 Cassie Avenue, Burnaby, Council president for strata NW 1794, appeared before members of Council, on behalf of the residents in his complex, expressing a variety of concerns regarding this rezoning proposal. Mr. Lane noted the following points:

- parking access to the development should be from underused McKay Avenue rather than Cassie Avenue.
- the proposed four storey height is excessive.
- the width of this lot is suitable for a 2 or 3 storey building.
- the Maywood neighbourhood plan is currently under review.
- once the new area plan is implemented, it is doubtful that this proposed double scale building will fit comfortably within the parameters of the plan.
- the patio area of the housing complex at 6460 Cassie Avenue will receive less sunlight if this rezoning application is approved.

Mr. Lane advised that he and the other residents in his complex recognize that individual inconveniences must be borne for the sake of community progress but to have their property this severely affected by the proposed height variance would be unfair, ill advised and inappropriate.

In summary, Mr. Lane noted that the rezoning applicant's parking access plan is less than optimal and must be rethought. He further noted that the doubling of height on such a narrow and encroaching lot is misguided and shortsighted. The speaker also emphasized that the residents in his housing complex are very concerned about the significant losses, both financial and aesthetic, that their strata will be forced to endure should such a significant and unusual height variance be granted.

In response is an inquiry from Council, the Director Planning & Building advised that the proposed development complies with the height requirements in the RM3 Multiple Family Residential District.

In response to a further inquiry from Council, the Director Planning & Building advised that the proposed development is higher than the existing housing development at 6460 Cassie Avenue.

** Councillor Jordan arrived at the Public Hearing at 7:53 p.m. and took her seat at the Council table. **

Jordan Kutev, 200 – 4701 Hastings Street, Burnaby, the rezoning applicant, again appeared before members of Council advising that parking access to the proposed development is provided from Cassie Avenue rather than McKay Avenue because McKay Avenue flanks a park and is more heavily used by pedestrians.

There were no further submissions received regarding Rez. #07-08, Bylaw No. 12411.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #07-08, Bylaw No. 12411 be now terminated.”

CARRIED UNANIMOUSLY

2. "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 zoning bylaw amendment is to permit an infill multiple family residential project.

The Advisory Planning Commission advised it supports the rezoning application.

A memorandum dated 2008 February 13 was received from Director Planning and Building regarding this rezoning application. For the record, the memorandum read as follows:

"Please be advised that Rezoning Reference #07-17 has been withdrawn from the 2008 February 19 Public Hearing. The applicant did not comply with the requirement to install a Public Hearing sign on the property by the necessary ten (10) business days prior to Public Hearing, and the applicant has been advised that the requirements to advance the application to Public Hearing have, therefore, not been met.

We would request that this application be advanced to the 2008 March 18 Public Hearing."

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw 1965, Amendment Bylaw No. 7 , 2008-Bylaw No. 12418 be heard at the Public Hearing to be held on 2008 March 18 in the Council Chamber, Main Floor, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. at 7:30 p.m.

CARRIED UNANIMOUSLY

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

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 8, 2008" - BYLAW NO. 12419

Rez. #07-21

6950 Arcola Street

Lots 6 & 7, Blk C, D.L. 95, Group 1, NWD Plan 1264

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 "Arcola 4-Unit Townhouse Development" prepared by Bumen Architecture and Code Consulting Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 4-unit townhouse development with garage parking.

The Advisory Planning Commission advised it supports the rezoning application.

Jean Bumen, #206 – 1037 West Broadway, Vancouver, 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 rezoning application.

There were no further submissions received regarding Rez. #07-21, Bylaw No. 12419.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-21, Bylaw No. 12419 be now terminated.”

CARRIED UNANIMOUSLY

4. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 9, 2008” - BYLAW NO. 12420

Rez. #07-55

4700 Kingsway

Parcel 3 Except: Firstly: Airspace Parcel 1, Plan 79744, Secondly: Airspace Parcel 2 Plan 87288, D.L. 153, Group 1, NWD Plan 79648

From: CD Comprehensive Development District (based on C3, C3a, C3c General Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on C3, C3a, C3c General Commercial District, P2 Administration and Assembly District and Metrotown Development Plan guidelines and in accordance with the development plan entitled “Metrotower III Rezoning Amendment Application” prepared by Stantec Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the enclosed lobby area of the proposed Metrotower III.

The Advisory Planning Commission advised it supports the rezoning application.

Terene Wong, Stantec Architecture Ltd., 1100 – 111 Dunsmuir Street, Vancouver, 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 rezoning application.

There were no further submissions received regarding Rez. #07-55, Bylaw No. 12420.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-55, Bylaw No. 12420 be now terminated.”

CARRIED UNANIMOUSLY

5. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 10, 2008” - BYLAW NO. 12421

Rez. #07-51

Ptn of 4949 Canada Way

Ptn. of Lot 2 Except: Firstly: Part dedicated road on plan LMP4601, Secondly: Part road on Plan LMP50142, D.L. 79, Group 1, NWD Plan 85511

From: P2 Administration and Assembly District

To: P2g Administrative and Assembly District

The purpose of the proposed zoning bylaw amendment is to permit a seasonal farmers' market.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #07-51, Bylaw No. 12421.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing relating to Rez. #07-51, Bylaw No. 12421 be now terminated.”

CARRIED UNANIMOUSLY

6. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 11, 2008” - BYLAW NO. 12422

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to provide clarification and improvements to wording of the bylaw regarding off-street parking development and maintenance standards, proposed category A and category B supportive housing in C8 and C9 Urban Village Commercial Districts and computation of gross floor area and floor area ratio.

The Advisory Planning Commission advised it supports the text amendment.

There were no further submissions received regarding Text Amendment Bylaw No. 12422.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing for Text Amendment Bylaw No. 12422 be now terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

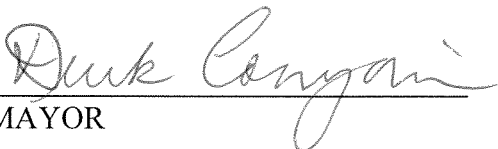
"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:08 p.m.

Confirmed:

Certified Correct:


MAYOR


A/ADMINISTRATIVE OFFICER - OPERATIONS