

## PUBLIC HEARING

2008 APRIL 22

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2008 April 22 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan  
Councillor G. Begin  
Councillor P. Calendino (*arrived at 7:39 p.m.*)  
Councillor S. Dhaliwal  
Councillor G. Evans  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor L.A. Rankin

ABSENT: Councillor N.M. Volkow

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

The Public Hearing was called to order at 7:36 p.m.

1. “BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 15, 2008” - BYLAW NO. 12439

Rezoning #07-45

5161 & 5191 Hastings Street

Lots 3 and 4, Blk 89, D.L. 127, Group 1, NWD Plan 4953

From: RM3 Multiple Family Residential District and R4 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Apartment Study Area B guidelines, and in accordance with the development plan entitled “Hastings & Springer” prepared by Merrick Architecture.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 17-unit stacked townhouse development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

\*\*Councillor Calendino arrived at the Hearing at 7:39 p.m. and took his seat at the Council table. \*\*

Mr. Guizzo, 5220 Capitol Drive, Burnaby, appeared before Council supporting the rezoning application.

Maria Gellos, 371 Springer Avenue, Burnaby, appeared before Council expressing concern regarding the impact of the proposed development on the view from her property. Ms. Gellos inquired as to the setbacks of the proposed development.

In response to the inquiry, the Director Planning and Building noted the proposed development is setback 24.6 ft. from Capitol Drive and 14.75 ft. from Springer Avenue.

Marina Lepore, 370 Springer Avenue, Burnaby, appeared before Council opposing the rezoning application. Ms. Lepore noted that there is already too many people living in the area. The speaker also expressed concern regarding the impact of the proposed development on the view from her property.

Gregory Boroski, Merrick Architecture, 1505 1263 Barclay Street, Vancouver, representing the rezoning applicant, appeared before Council advising that he is available to answer any questions Council may have with regard to this rezoning application.

There were no further submissions received regarding Rez #07-45, Bylaw No. 12439.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing relating to Rez. #07-45, Bylaw No. 12439 be now terminated.”

CARRIED UNANIMOUSLY

2. “BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 16, 2008” - BYLAW NO. 12440

Rez 07-48

6655 and 6669 Kingsway

Lot 7 Except: Part red on Plan with Bylaw filed 30078, Blk 8, D.L. 96, Group 1, NWD Plan 1194; Lot 8 Except: Part red on Plan with Bylaw filed 30078, Blk 8, D.L. 96, Group 1, NWD Plan 1194 and Lot A Except: Part on Plan with Bylaw filed 30078, D.L. 96, Group 1, NWD Plan 3522

From: C4 Service Commercial District and R5 Residential District

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Sperling Avenue” prepared by Buttjes Architecture Inc.).

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 180-unit high-rise apartment and street fronting townhouse development with full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

An email letter was received from Sabina Hsu advising that this rezoning application is against the interests of single family dwelling residents. Ms. Hsu noted that the townhouse component should be changed to provide commercial and community services. The writer further noted that access to the proposed high rise building should be from Kingsway only. The writer concluded by requesting that the City and the developer contribute funds to cover the cost of future road construction near the proposed development.

Andre Chilcott, Polygon Homes, 900-1333 West Broadway, Vancouver, the rezoning applicant, appeared before Council advising that he is available to answer any questions Council may have with regard to this rezoning application.

Ms. Lesavage, 7095 Sperling Avenue, Burnaby, appeared before Council expressing security concerns regarding the subject site. The speaker also noted that her house was broken into two weeks ago.

Andre Chilcott, Polygon Homes, 900-1333 West Broadway, Vancouver, the rezoning applicant, again appeared before Council advising that a chain link fence is being erected around the subject site. Mr. Chilcott also noted that one of the buildings on the site was recently demolished and a second building is expected to be demolished on 2008 May 16 immediately after the May 15 deadline to vacate the building.

In response to an inquiry from Council, Mr. Chilcott advised that consideration will be given to providing on-site security patrols.

There were no further submissions received regarding Rez #07-48, Bylaw No. 12440.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR EVANS:

“THAT this Public Hearing relating to Rez. #07-48, Bylaw No. 12440 be now terminated.”

CARRIED UNANIMOUSLY

3. “BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 17, 2008” - BYLAW NO. 12441

Rezoning #06-59

6738 Marlborough Avenue

Lots 3, D.L. 152, Group 1, NWD Plan 1520

From: RM3 Multiple-Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Metrotown Development Plan guidelines and in

accordance with the development plan entitled “6738 Marlborough Avenue, Burnaby” prepared by Apex Design Group).

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

The Advisory Planning Commission advised it supports the rezoning application.

Diane Gillis, 6675 St. Charles Place, Burnaby, appeared before Council supporting redevelopment in the Royal Oak plan area. The speaker also emphasized the importance of providing secure entry to underground parking.

His Worship, Mayor Corrigan noted that City staff will advise the rezoning applicant to consider providing secure underground parking.

There were no further submissions received regarding Rez. #06-59, Bylaw No. 12441.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing relating to Rez. #06-59, Bylaw No. 12441 be now terminated.”

CARRIED UNANIMOUSLY

4. “BURNABY ZONING BYLAW 1965,  
AMENDMENT NO. 18, 2008” - BYLAW NO. 12442

Rezoning #07-29

6808, 6826 Royal Oak Avenue and 5250 Imperial Street

Lot 1 Except Parcel ‘X’ (RP33213), D.L. 98, Group 1, NWD Plan 4559, Lot 2, D.L. 98, Group 1, NWD Plan 4559, and Lot 3 Except: Parcel ‘Y’ (RP33213), Blks 4 & 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 “Royal Oak 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 under-building and underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Mr. Gazzola, owner of 5270 Imperial Street, Burnaby appeared before Council and raised the following issues in conjunction with the subject rezoning application:

- what impact will the proposed development have on the already low water pressure in the area?
- how much land is required for road widening?

The speaker also noted that the proposed development should not exceed a height of 3 stories.

In response to questions asked by Mr. Gazzola, the Director of Planning and Building noted the following:

- with respect to engineering services and specifically water pressure, all design drawings are reviewed against City standards and must be approved by the engineering department before an occupancy permit is issued.
- road widening dedications of 2.3 m are required along the Royal Oak Avenue frontage, 2.1 m from the Imperial Street frontage and a 4.5 m x 4.5 m corner truncation at the intersection of Royal Oak and Imperial Street.

\*\*Councillor Rankin retired from the Hearing at 8:13 p.m. and did not return. \*\*

There were no further submissions received regarding Rez. #07-29, Bylaw No. 12442.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #07-29, Bylaw No. 12442 be now terminated.”

CARRIED UNANIMOUSLY

5. “BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 19, 2008” - BYLAW NO. 12443

Rezoning #08-02

7550 Lowland Drive

Lot A, D.L. 166A, Group 1, NWD Plan LMP41947

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

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Big Bend Development Plan guidelines and in accordance with the development plan entitled “Mail-o-Matic Mezzanine/Building Layout” prepared by Hi Cube Storage Products Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 2,180 sq. ft. storage mezzanine expansion.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #08-02, Bylaw No. 12443.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #08-02, Bylaw No. 12443 be now terminated.”

CARRIED UNANIMOUSLY

**ADJOURNMENT**

MOVED BY COUNCILLOR DHALIWAL:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:16 p.m.

Confirmed:

Certified Correct:

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MAYOR

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A/ADMINISTRATIVE OFFICER - OPERATIONS