

PUBLIC HEARING

2008 JANUARY 22

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

PRESENT: Councillor D.N. Johnston, Acting Mayor, In the Chair
Councillor G. Begin
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor N.M. Volkow

ABSENT: Mayor D.R. Corrigan
Councillor G. Evans
Councillor C. Jordan
Councillor L.A. Rankin

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

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

1. **"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 2008" - BYLAW NO. 12404**

Text amendment

The purpose of the proposed zoning bylaw text amendment is to allow P11(e) SFU Neighbourhood District uses in the CD District

The Advisory Planning Commission advised it supports the text amendment.

There were no further submissions received regarding Text Amendment, Bylaw No. 12404.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing for Text Amendment Bylaw No. 12404 be now terminated.”

CARRIED UNANIMOUSLY

2. **"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 1, 2008" - BYLAW NO. 12399**

Rez. #06-65

Ptn. of 8888 University Drive

Ptn. of Lot 1 Except: Part in Plan BCP25760, D.L.'s 31, 101, 102, 141, 144, 147, 209, 210 & 211, Group 1, NWD Plan BCP6258

From: P11e SFU Neighbourhood District

To: CD Comprehensive Development District (based on P11e SFU Neighbourhood District and C3 General Commercial District and SFU Official Community Plan guidelines and in accordance with "Attachment 'A' Development Parameters" prepared by the City of Burnaby and the development plan entitled "UniverCity Phase 3 Conceptual Development Plans & Development Statistics" prepared by SFU Community Trust)

REZONING PURPOSE:

- To accommodate the creation and servicing of the next phase of UniverCity development sites, and to allocate the overall P11e density of 1.70 Floor Area Ratio (based on full underground parking) which applies to Parcels 16, 17, 18, 19, 20, 21, 22, 23, 27, 28, 29 and 43.
- To establish development statistics and conceptual development plans to permit the development of Parcels 16, 17, 18, 19, 20, 21, 22, 27, 28, and 29 for residential use.
- To establish development guidelines for future amended CD rezoning of Parcel 23 for residential use (based on P11e guidelines), and of Parcel 24 for commercial (retail/office) use with a possible residential component (based on C3 and P11e guidelines).
- To establish overall density and concept plan for the future subdivision and rezoning of Parcel 43 to create future development sites.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2008 January 11 was received from Dr. Bruce Clayman, 600-9830 University Crescent, Burnaby, Strata Council President for One University Crescent, supporting this rezoning proposal. The writer advised that reduced density in the Phase 4 Slopes and increased density in the Phase 3 Highlands will create a better focus for the more urban, commercial areas and at the same time minimize intrusion on the existing Phase 1 residences and residents.

An email letter was received from Maggie Brinton, 504-9232 University Crescent, Burnaby opposing the increase in density at the SFU Complex.

An email letter dated 2008 January 22 was received from Charles Butterfield, President of Strata Council at Nova 2, advising that when residents of Nova 2 purchased their properties there was a thorough public process that resulted in a set of design guidelines that limited the height of buildings to 10 stories and called for buildings to be terraced. Mr. Butterfield further advised that right after residents moved into Nova 2, this height limitation was removed from the new Polygon development next door. The writer also noted that when residents purchased units at Nova 2, they had no knowledge of the development permit changes given to the Polygon project.

The writer concluded by noting that, in his opinion, there were conflicts and inconsistencies in information packages and website materials regarding the heights and terracing of buildings.

An email letter was received from Howard Gao, a resident at UniverCity suggesting that the UniverCity project incorporate a centerpiece similar to the Mori Art Museum in Tokyo. Located at the top of a highrise, this museum also includes a restaurant and observation deck. The writer concluded by making a general point about taking advantage of the UniverCity location as the retail/restaurant space at Cornerstone is very low key.

A letter dated 2008 January 22 was received from Vivian Sorensen, 805-9262 University Crescent, a member of the Nova 2 Strata Council, expressing concern regarding the suitability and ecological impact of the proposed rezoning application. The speaker is particularly concerned about how the planned towers will contribute to funneling of winds on the mountain.

Ms. Sorenson noted that the proposed construction, including the increases in building heights, will impact run-off and sensitive streams fed by the eight streams on the mountain. The writer suggested that environmental studies be conducted to address the impact on run-off as well as wildlife.

Ms. Sorenson advised that she is not against development. She noted, however, that the scale of the proposed development seems to emphasize values that are inconsistent with a sustainable community.

The writer expressed further concern regarding the impact of the rezoning proposal on existing trees, vegetation and natural soils. Ms. Sorensen concluded by emphasizing her concern regarding the potential impact of the development on the environmental future.

Dale Mikkelson, Manager of Planning and Sustainability for SFU Community Trust, 150-8960 University High Street, Burnaby appeared before members of Council advising that he and the project urban design and landscape consultants are available to answer any questions Council may have with regard to the subject rezoning application.

Charles Butterfield, 9262 University Crescent, President of Nova 2 Strata Council appeared before members of Council re-iterating concerns expressed in his previously submitted letter pertaining to proposed heights of new buildings and apparent inconsistencies and conflicts in information materials regarding the height and terracing of buildings. The speaker noted that the current plan is more massive than the original proposal and environmental, salmon and soil issues require further investigation.

The speaker advised that taller buildings should be closer to Cornerstone. For example, he noted that lot 21 would be more suitable for higher structures. The speaker concluded by requesting that the design concepts for the project be further reviewed.

In response to an inquiry from Council, the Director Planning and Building advised that the overall density for Phase 3 of the development remains unchanged. He further explained that this rezoning proposal represents a reallocation of density to the northern part of the subject site.

Ms. Vivian Sorensen, 805-9262 University Crescent, appeared before members of Council to summarize the main points contained in her previously submitted letter. The speaker urged that an environmental assessment be conducted especially in recognition of the increased building heights and the importance of protecting the eight identified waterways on the mountain.

There were no further submissions received regarding Rez. #06-65, Bylaw No. 12399.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #06-65, Bylaw No. 12399 be now terminated.”

CARRIED UNANIMOUSLY

3. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 2, 2008” - BYLAW NO. 12400

Rez. #06-26

8255 North Fraser Way

Lot 2, D.L. 155, Group 1, NWD Plan BCP31032

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled “Glenwood 6 & 7, North Fraser Way” prepared by Christopher Bozyk Architects Ltd.).

The purpose of the proposed zoning bylaw amendment is to permit the development of two multi-tenant light industrial office/warehouse buildings.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #06-26, Bylaw No. 12400.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #06-26, Bylaw No. 12400 be now terminated.”

CARRIED UNANIMOUSLY

4. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 3, 2008” - BYLAW NO. 12401

Rez. #04-59

8165 Glenwood Drive

Lot 6, D.L. 155, Group 1, NWD Plan BCP 4738

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Glenwood Industrial Estates Concept Plan)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled "Pacific Studio" prepared by D. Forcier Design)

The purpose of the proposed zoning bylaw amendment is to permit the development of a movie studio building.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #04-59, Bylaw No. 12401.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR CALENDINO:

"THAT this Public Hearing relating to Rez. #04-59, Bylaw No. 12401 be now terminated."

CARRIED UNANIMOUSLY

5. **"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 4, 2008" - BYLAW NO. 12402**

Rez. #03-35

6000 Thorne Avenue

Parcel "A", D.L. 173, Group 1, NWD Plan 86250

From: A1 Agricultural District

To: CD Comprehensive Development District (based on M3a Heavy Industrial District and in accordance with the development plan entitled "Pacific Studio Storage Lot" prepared by D. Forcier Design)

The purpose of the proposed zoning bylaw amendment is to permit the development of a movie studio outdoor storage facility and the operation of an automobile wrecking yard.

The Advisory Planning Commission advised it supports the rezoning application.

A memorandum dated 2008 January 17 was received from the Director Planning and Building regarding this rezoning application. For the record the memorandum read as follows:

"This is to inform Council that the applicant of Rezoning Reference #03-35 and Subdivision Reference #06-68 has requested a minor amendment to the development proposal outlined in the

submitted report dated 2007 December 12. The result of this amendment would be an adjustment to the indicated lot areas, where by Lot #1 would be 0.72 hectares instead of the indicated 0.86 hectares and Lot #2 would be 0.75 hectares instead of the indicated 0.61 hectares. As such, the submitted subdivision application will be amended accordingly.

The requested amendment to the proposed lot areas does not affect the proposed CD (M3a) District zoning for the overall site, nor does it affect the proposed movie studio storage and automobile wrecking uses. However, the proposed amendment does affect the proportionate uses in relative to the new subdivision layout.”

An undated letter was received from Wayne Naylor, President, Pacific Sea Treasures, 6139 Trapp Avenue, Burnaby, owner of 6074 Thorne Avenue, supporting this rezoning proposal in principle. The writer, however, asked the following questions:

- What is included in the definition of services necessary to serve the subject site?
- How far will these services extend along Thorne Avenue?
- Will these services be sized to accommodate future development?
- What improvements will be required for Thorne Avenue?
- How far north along Thorne Avenue will the services and road improvements be required to be completed?

A letter dated 2008 January 20 was received from Karen Flynn, Laura Rypsdal, Shawn Wade and Michael Anderson, Willard Street and Meadow Avenue Area Neighbourhood Working Group, 8095 Willard Street, Burnaby, opposing this rezoning application. The writers noted that Burnaby’s Official Community Plan calls for agricultural preservation. The writers further noted that the subject site has already been filled with gravel and they questioned why this was done. The letter concluded by noting that even though the fill has rendered the site useless for in ground agriculture, it could still be used for greenhouses and, therefore, remains agriculturally viable.

Mr. Wayne Naylor, President, Pacific Sea Treasures, 6139 Trapp Avenue, Burnaby, owner of 6074 Thorne Avenue, appeared before members of Council to re-iterate the main points contained in his previously submitted letter. Mr. Naylor asked if the subject property would be fully serviced. He also inquired as to whether or not a turn around would be provided for fire trucks.

Mr. Rick Pennington, 5951 Thorne Avenue, Burnaby, appeared before members of Council expressing concern regarding the high water table in the subject area. Mr. Pennington expressed flood concerns related to the ditch in front of his house. He concluded by advising that if this ditch is filled in then the flood risk to his house may increase.

Mr. Wolf Isachsen, Vice President, Canadian Motion Picture Park, 8085 Glenwood Drive, Burnaby, appeared before members of Council urging that the proposed development be approved as quickly as possible. As the applicant for the proposed development, he noted that all applicable bylaws and regulations have been met.

Mr. Rick Pennington, 5951 Thorne Avenue, Burnaby, again appeared before members of Council advising that he supports the proposed development. He re-iterated that his main concern is the flood risk to his property if the ditch in front of his house is filled in.

Mr. Alec Fatalevich, 1901-1177 Pacific Blvd, Vancouver, President Canadian Motion Picture Park, 8085 Glenwood Drive, Burnaby, appeared before members of Council urging Council to approve this rezoning application. Mr. Fatalevich noted that the proposed movie studio storage facility is much

needed by his company. The speaker further noted that his company has brought a clean industry to the community and generated employment and economic growth.

Mr. Wayne Naylor, President, Pacific Sea Treasures, 6139 Trapp Avenue, Burnaby, owner of 6074 Thorne Avenue, again appeared before members of Council advising that he is not trying to delay the proposed development. He only wants to make sure the subject property is fully serviced.

The Director Planning and Building advised that 14 meter asphalt pavement capped with asphalt curbs will be provided on Thorne Avenue corresponding to the length of the subject site. The Director Planning Building also noted that sanitary sewer, storm sewer, water main and hydro will be required along with the installation of streetlighting across from the development frontage.

There were no further submissions received regarding Rez. #03-35, Bylaw No. 12402.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR CALENDINO:

"THAT this Public Hearing relating to Rez. #03-35, Bylaw No. 12402 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR CALENDINO:

"THAT staff prepare a report responding to the issues raised at the Public Hearing regarding Rezoning #03-35, Bylaw No. 12402."

CARRIED UNANIMOUSLY

ADJOURNMENT

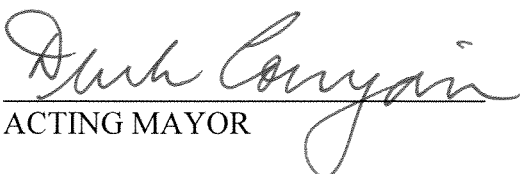
MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:17 p.m.

Confirmed:


ACTING MAYOR

Certified Correct:


A/ADMINISTRATIVE OFFICER OPERATIONS