

PUBLIC HEARING

2008 July 22

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

PRESENT: Mayor D.R. Corrigan, In the Chair (*Arrived at 7:47 p.m.*)  
Councillor G. Begin  
Councillor S. Dhaliwal  
Councillor G. Evans  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor L.A. Rankin (*Arrived at 7:48 p.m.*)

ABSENT: Councillor P. Calendino  
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 7:35 p.m.

1. **“BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 35, 2008” - BYLAW NO. 12482**

Rez #08-04

7423, 7449, 7481 and 7515 Gilley Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled “Gilley Avenue Townhomes” prepared by Scot Posno Design and B<sup>2</sup> Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 49 unit townhouse development with surface parking.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2008 July 22 was received from Joe Marchant, Smallville 3 Films Inc., 6228 Beresford Street, Burnaby expressing concern regarding the rezoning proposal.

Mr. Marchant noted the following points:

- the actual construction phase of the proposed project will produce enough noise to make filming in the studio and studio lot virtually impossible.
- the increase in residential population will, at best, severely restrict the production company's ability to film on the lot after hours and, at worst, prevent the company from doing so at all.

The letter writer concluded by noting the rezoning proposal will have a very negative impact on his company's business.

There were no further submissions received regarding Rez. #08-04, Bylaw No. 12482.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing relating to Rez. #08-04, Bylaw No. 12482 be now terminated.”

CARRIED UNANIMOUSLY

2. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 36, 2008” - BYLAW NO. 12483**

Rez #07-50

7164, 7170, & 7178 Stride Avenue

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 “Stride Townhome” prepared by Matthew Cheng Architects Inc.)

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

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #07-50, Bylaw No. 12483.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing relating to Rez. #07-50, Bylaw No. 12483 be now terminated.”

CARRIED UNANIMOUSLY

3. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 37, 2008” - BYLAW NO. 12484**

Rez #08-05

6451, 6475 & 6479 Telford Avenue and Ptn. of Lane Allowance

From: M4 Special Industrial District and R5 Residential District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C2 Community Commercial District and Metrotown Development Plan guidelines and in accordance with the development plan entitled “Telford Avenue” prepared by Busby Perkins and Will)

The purpose of the proposed zoning bylaw amendment is to permit a high-rise apartment development with a minor ground-level, street-fronting commercial component.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2008 July 13 was received from Robert Smith, 301-6450 Telford Avenue, Burnaby expressing concern regarding the rezoning application. Mr. Smith noted the following points:

- proposed high density structure will increase level of noise in the area,
- apartment dwellers at 6450 Telford Avenue should be compensated for loss of view,
- consideration should be given to installing a noise barrier because the Skytrain line is close by.

A letter dated 2008 July 22 was received from Ken Boyce, Professional Realty Corporation, 200-3077 Granville Street, Vancouver, representing the owner of 6525 Telford Avenue, Burnaby, opposing closure of the east-west lane south of 6479 Telford Avenue. Mr. Boyce advised the lane provides access to his client’s parking lot.

Brian Begin, 201-3809 Albert Street, Burnaby appeared before Council expressing concern regarding the rezoning application.

Mr. Begin noted the following point and question:

- if the proposed development is approved then the already short supply of affordable storage facilities such as Burnaby Store-All will be even further reduced,
- what impact will the proposed development have on traffic flows in the area and the safety of children attending nearby Maywood Elementary School?

\*His Worship Mayor Derek R. Corrigan arrived at the Public Hearing at 7:47 p.m. and assumed the Chair\*

Sandra MacDonald, 6479 Telford Avenue, Burnaby appeared before Council inquiring if relocation assistance will be provided to displaced residents.

\*Councillor L. Rankin arrived at the Public Hearing at 7:48 p.m. and took his seat at the Council table.\*

Ms. MacDonald further noted that consideration should be given to include small business storage facilities in the proposed development.

In response to the speaker's inquiry regarding relocation assistance, the Director Planning and Building noted that arrangements to vacate the property would be a matter of discussion between the developer and herself.

Winnifred Caldwell, 6669 Telford Avenue, Burnaby appeared before Council inquiring as to the number of properties included in the rezoning application.

In response to the speaker's inquiry, the Director Planning and Building advised that the rezoning application included three properties; not the whole block.

Sharon Palagain, 6669 Telford Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application.

Ms. Palagain noted the following points:

- the proposed development will further increase traffic congestion in the area,
- the proposed development will set a dangerous precedent for the area; it could lead to further proposals for high rise buildings.

There were no further submissions received regarding Rez. #08-05, Bylaw No. 12484.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #08-05, Bylaw No. 12484 be now terminated.”

CARRIED UNANIMOUSLY

4. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 38, 2008” - BYLAW NO. 12485**

Rez #07-11

7297 Ridge Drive

From: R2 Residential District

To: R2a Residential District

The purpose of the proposed zoning bylaw amendment is to permit additional gross floor area beyond that currently permitted under the prevailing zoning.

The Advisory Planning Commission advised it supports the rezoning application.

A memorandum dated 2008 July 22 was received from Director Planning and Building regarding this rezoning application. For the record, the memorandum read as follows:

“The purpose of this memorandum is to amend the proposed side yard setbacks noted for the dwelling in the above captioned Public Hearing Report. The setback figures on Page 4, Section 3.2 (iv) of the report received by Council on 2008 June 23 should be amended in accordance with the submitted Public Hearing drawings as follows:

North side yard setback varies from 3.69 m (12.12 ft.) to 4.4 m (14.45 ft.)

South side yard setback varies from 2.1 m (6.89 ft.) to 2.32 m (7.64 ft.)

Sum of side yard setbacks vary from 5.79 m (19.01 ft.) to 6.72 m (22.09 ft.)”

A letter dated 2008 July 16 was received from D.J. Huntley, 7341 Ridge Drive, Burnaby, opposing the rezoning application because the planned height of the dwelling exceeds the permissible limit. Mr. Huntley also noted that the sum of both side yards varies from 6.0 m to 7.1 m instead of 8.09 m as noted in the report from the Director Planning and Building dated 2008 June 23.

A letter dated 2008 July 19 was received from Benedick Koh, 7319 Ridge Drive, Burnaby expressing no objection to the rezoning application.

Dennis Olson, 2123 Napier Street, Burnaby, the rezoning applicant, appeared before Council providing an overview of the proposed development.

He noted the following points:

- side yard setbacks have been increased,
- the dwelling is set as deeply into the ground as feasible in order to decrease building height,
- the second storey is smaller than the main floor.

Wayne Oliver and Minelda Anne, 7315 Ridge Drive, Burnaby appeared before Council expressing concern regarding the rezoning application. Mr. Oliver advised that he has a pool and would be dismayed if his sunlight is restricted.

Mr. Oliver inquired as to what is considered to be a reasonably sized single family dwelling.

In response to the speaker’s inquiry, the Director Planning and Building noted the following points:

- for a lot to qualify for R2(a) zoning a minimum lot area of 10,764 sq. ft. is required; the subject lot is 24,887 sq. ft.
- the maximum size of house permitted on the subject lot would be 14,932 sq. ft.; the proposed house is 9,464 sq. ft.

Ms. Anne advised that her major concerns are loss of view and sunlight.

In response to the speaker, the Director Planning and Building reviewed the view corridor and advised that, in his opinion, the speaker's view will not be obstructed.

Dennis Olson, 2123 Napier Street, Burnaby, the rezoning applicant, again appeared before Council and noted the following points:

- for the most part, the proposed height of the subject house is lower than the existing house on the site,
- the proposed house does not extend as far back as the existing house; this should minimize the shading in the morning on Mr. Oliver's and Ms. Anne's property.

There were no further submissions received regarding Rez. #07-11, Bylaw No. 12485.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing relating to Rez. #07-11, Bylaw No. 12485 be now terminated.”

CARRIED UNANIMOUSLY

5. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 39, 2008” - BYLAW NO. 12486**

Rez #08-17

Ptn. of 5115 North Fraser Way

Ptn. of Lot 2 Except: part Subdivided by Plan LMP46623, D.L. 162, 163, and 165, Group 1, NWD Plan LMP40993

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and P8 Parking District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled “Glenlyon Spec Building” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of an office building within the Glenlyon Business Park.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #08-17, Bylaw No. 12486.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing relating to Rez. #08-17, Bylaw No. 12486 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 8:24 p.m.

Confirmed:

  
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CHAIR

Certified Correct:

  
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A/ADMINISTRATIVE OFFICER  
OPERATIONS