

PUBLIC HEARING

2008 June 24

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2008 June 24 at 7:30 p.m.

PRESENT: Councillor S. Dhaliwal, In the Chair
Councillor G. Begin
Councillor G. Evans
Councillor D.N. Johnston
Councillor C. Jordan
Councillor L.A. Rankin
Councillor N.M. Volkow

ABSENT: Mayor D.R. Corrigan
Councillor P. Calendino

STAFF: Mr. Basil Luksun, Director Planning and Building
Ms. Fiona Avakumovic, Community Planner
Ms. L. Axford, A/Administrative Officer I
Mr. Sid Cleave, A/Administrative Officer – Operations

In the absence of His Worship Mayor Derek R. Corrigan and Acting Mayor Calendino, the A/Administrative Office Operations called the Public Hearing to order at 7:38 p.m.

MOVED BY COUNCILLOR JORDAN:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT Councillor Dhaliwal be appointed Chair.”

CARRIED UNANIMOUSLY

**1. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 24, 2008” - BYLAW NO. 12455**

Rez #07-16

7450 – 12th Avenue

Lot 47, D.L. 29, Group 1, NWD Plan 2644

From: P5 Community Institutional District

To: Comprehensive Development District (based on P5 Community Institutional District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “St. Thomas More Collegiate – 7450 12th Avenue, Burnaby, B.C.” prepared by Chris Dikeakos Architects)

The purpose of the proposed zoning bylaw amendment is to permit the phased expansion and renovation of the existing private secondary school on site and an increase in student enrolment.

This is the second public hearing for this bylaw amendment because two submissions to the 2008 May 27 Public Hearing were inadvertently not provided to Council. The submissions at the second Public Hearing will be taken into account with the submissions at the May Public Hearing.

A letter dated 2008 May 20 was received from Tim and Lynette Deaton, 2221 Jordan Drive, Burnaby supporting the rezoning proposal. Mr. and Mrs. Deaton noted the following points:

- the proposed expansion will improve parking and traffic flow at the school,
- enhanced physical education and fine arts facilities are needed.

A letter dated 2008 May 20 was received from Nory Johrden, 1702 Edinburgh Street, New Westminster supporting the rezoning proposal. Ms. Johrden noted the following points:

- improved parking area will include bus drop off stations,
- a new cul-de-sac on 12th Avenue will improve traffic circulation,
- road dedication on Kingsway will allow for implementation of future traffic plans,
- there will be an architectural improvement to the school.

A letter dated 2008 June 09 was received from Andrea J. Buonassisi, 1762 Taralawn Court, Burnaby supporting the rezoning proposal. Ms. Buonassisi noted the revitalization plan includes additional classroom space, parking improvements, a bus drop off, a cul-de-sac and new physical education facilities. The letter writer concluded by noting this proposal will benefit the school and students as well as the surrounding neighbourhood.

There were no further submissions received regarding Rez. #07-16, Bylaw No. 12455.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-16, Bylaw No. 12455 be now terminated.”

CARRIED UNANIMOUSLY

2. **“BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 26, 2008” - BYLAW NO. 12466**

Rez #03-46

5607, 5625, 5641 & Ptn. 5587 Chaffey Avenue

Lots 1, 2 & 3, D.L. 33, Group 1, NWD Plan 4045 & Ptn. of Parcel “A” (J88300E)
Lot 4, D.L. 33, Group 1, NWD Plan 5074

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and the Metrotown Development Plan as guidelines, and in accordance with the development plan entitled “Chaffey Av. Boffo” prepared by Gateway Architecture Incorporated)

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

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2008 June 18 was received from Roy Mason, 333-5695 Chaffey Avenue, Burnaby opposing this rezoning application. Mr. Mason noted the following points:

- replacing three single family residential dwellings with a thirty family structure is unreasonable,
- the proposed incursion onto the City-owned Sardis Street right-of-way should not be permitted,
- the distance between 5695 Chaffey and the most southerly three storey building of the proposed development is insufficient from a noise and fire protection viewpoint,
- the land parcel proposed for redevelopment is more suited to two family duplex (R5) zoning.

An undated letter and petition were received from Elma Raue, 5668 Chaffey Avenue, Burnaby and Joy Richmond, 5656 Halley Avenue, Burnaby, on behalf of the residents of Chaffey Avenue, Halley Avenue, Burke Street, Sardis Street, Abbey Avenue, Saratoga Court, Samara Court and Grange Street, opposing the rezoning application including the road extension of Sardis Street between Halley Avenue and Chaffey Avenue.

The letter noted the following points:

- replacing three single family dwellings with a thirty family structure will increase the density of the street to an unreasonable level,
- the proposed road extension does not line up with Sardis Street at either Halley Avenue or Chaffey Avenue,
- the road extension will increase traffic and pose a safety risk for school children as well as for a group home for the mentally handicapped and a daycare operating on Chaffey Avenue,
- the road extension will likely increase drug related activities in the area,
- the school on Chaffey Avenue is already over capacity; the addition of thirty families to the area will only worsen this situation.

The petition contained 326 signatures from residents of Halley Avenue, Chaffey Avenue, Sardis Street, Grange Street, Carleton Court, Abbey Avenue, Wilson Avenue, Samara Court, Saratoga Court, Hazelwood Crescent, Bond Street, Patterson Avenue, Barker Avenue and Willingdon Avenue, Burnaby and West 18th, Vancouver.

The text of the petition read as follows:

“We, the undersigned residents of the neighbourhood west of Chaffey Avenue, south of Grange St. and north of Burke Street are opposed to the construction of a connecting road between 5608 Halley Avenue and 5587 Chaffey Avenue. We believe it will unnecessarily increase commuter traffic in this area, displace longtime residents of our community and potentially add to the drug dealing, using and associated property crime problems along this corridor.”

An undated letter was received from Derrick, Kym and Robert Randall, #201-5656 Halley Avenue, Burnaby opposing the rezoning application. The writers noted the following points:

- the western portion of Sardis and eastern portion of Sardis are not able to connect in a direct line,
- the proposed road would be redundant and add unnecessary congestion and noise to the neighbourhood,
- the proposed road would reduce adjacent property values,
- building a road through two properties that previously contained homes is a poor land use decision,
- no road should be constructed if it damages existing large trees,
- extend existing walking path instead of constructing the proposed road,
- if the developers insist on a side driveway, such access could be achieved by building a small blind alley.

An undated letter was received from Carmen Peskett, 7222 Elmhurst Street, Vancouver opposing the extension of Sardis Street through 5608 Halley Avenue and 5587 Chaffey Avenue. Ms. Peskett noted the proposed road will reduce her view, privacy and property value. The writer concluded by objecting to the loss of trees that would result from construction of the road.

An undated letter was received from A.R. Murdoch, 5434 Chaffey Avenue, Burnaby opposing the rezoning application. Mr. Murdoch noted the following points:

- a road connection between Halley and Chaffey Avenues would create a very awkward, if not dangerous, offset intersection/crosswalk situation on Chaffey Avenue,
- a road connection would serve no community purpose that could not be better met with a pedestrian walkway,
- the present proposal does represent a significant increase in the number of units versus lot area in comparison to surrounding RM3 developments; a

proposal providing fewer but presumably larger units would be more compatible with existing development in the area.

An email letter dated 2008 June 24 was received from Theresa Juba, #111-5695 Chaffey Avenue, Burnaby expressing concern regarding the loss of trees associated with the rezoning proposal. Ms. Juba requested the trees be removed at a time which would minimize disruption to the nesting season. The writer also requested that landscaping be provided to balance the loss of trees.

An email letter dated 2008 June 24 was received from Sidney and Yonge Wong, 5561-5563 Chaffey Avenue, Burnaby expressing the following concerns regarding the rezoning application:

- the development proposes a through street directly to the north side of their property, this will eliminate privacy to the north side property at the rear and parking on the Chaffey Avenue side of the property.
- the proposed street may lead to “no stopping signs” being posted in the area because of the crosswalk and school zone.

In view of the above, Mr. and Mrs. Wong requested that a fence be erected to protect the opened up north side of the property and to provide privacy as well. The letter writers also requested that a driveway access be installed to allow parking in the rear of their property.

Mrs. Raue, 5668 Chaffey Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker objected to the proposed increase in density and the proposed Sardis Street extension.

Mr. Roy Mason, 5695 Chaffey Avenue, Burnaby appeared before Council opposing the rezoning application. Mr. Mason noted the following concerns:

- the proposed increase in density is unreasonable,
- the proposed development will require the removal of a row of cedar trees close to the centre of the property.

The speaker concluded by emphasizing that the zoning for the property should remain R(5) Residential District.

Mr. John Raue, 5668 Chaffey Avenue, Burnaby appeared before Council opposing the rezoning application. Mr. Raue noted that the development contains too many units. As far as the proposed road extension is concerned, Mr. Raue noted that it is poorly aligned and poses a hazard to children. Mr. Raue further noted that in 1982 Council voted not to proceed with the extension of Sardis Street. The speaker concluded by noting the road extension should be considered as a separate issue.

A copy of Mr. Raue’s presentation is on file in the Office of the City Clerk.

In response to Mr. Raue's comments, the Director Planning and Building noted the road extension is part of the rezoning application. Mr. Luksun further advised that since 1989 Council adopted plans have included the road extension.

Paul Adam, #101 – 5656 Halley Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. Mr. Adam noted the following points:

- the number of units in the proposed development should be reduced to approximately 20,
- the proposed road extension should not be approved,
- consider providing a greenway or blind alley,
- retain as many trees as possible; consider providing community gardens.

Alan Murdoch, 5434 Chaffey Avenue, Burnaby appeared before Council to re-iterate the concerns in his previously noted letter regarding the proposed road extension and the large number of units in the development. Mr. Murdoch further noted a large number of units on this relatively small site means a higher density of car spaces and presumably increased traffic and parking congestion.

Rick McGowan, 5656 Halley Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. He noted the following points:

- a smaller development would be preferable,
- the road extension is not necessary,
- City properties could be better utilized; do not use them for a road,
- trees should be retained unless they pose a safety hazard.

Councillor Rankin retired from the Council Chamber at 8:54 p.m.

Barry Hequist, 5361 Chaffey Avenue, Burnaby appeared before Council expressing concern regarding the rezoning proposal. Mr. Hequist noted that if Sardis Street is put through as proposed then drivers will face very awkward and potentially dangerous combinations of turns and conflicts with two nearly adjacent crosswalks. Consequently, the pedestrian hazard risk will increase.

Councillor Rankin returned to the Council Chamber at 8:57 p.m. and took his place at the Council table.

Mr. Hequist requested that vehicular access to the subject property be only from Chaffey Avenue with a pedestrian walkway connecting Halley and Chaffey Avenues.

The speaker concluded by noting that if the road is put through as proposed the taxpayers of Burnaby will experience a minimum loss of \$1.4 million.

A copy of Mr. Hequist's presentation is on file in the Office of the City Clerk.

Mrs. Schmidt, 5460 Halley Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker noted the following points:

- the number of units in the proposed development should be reduced,
- the City-owned properties should be used to provide affordable housing.

Ingrid Burns, 5695 Chaffey Avenue, Burnaby appeared before Council advising that she does not see any reason for construction of the road extension.

Melody Phillips, 5587 Chaffey Avenue, Burnaby appeared before Council advising that the proposed development will increase traffic and pose further safety concerns for children in the neighbourhood. The writer concluded by noting that people living in the area want a safe neighbourhood.

Ken Mitchell, 4454 Samara Court, Burnaby appeared before Council opposing the proposed extension of Sardis Street. The writer also noted that this misaligned road will cause traffic problems and dangers on both Halley Avenue and Chaffey Avenue. Instead of opening up Sardis Street to vehicle traffic, the speaker suggested that a strip of land approximately 17.5 metres wide be dedicated as a “pedestrian only” lane.

A copy of Mr. Mitchell’s presentation is on file in the Office of the City Clerk.

Daniel Boffo, 7337 Union Street, Burnaby, the developer for the rezoning application, appeared before Council to provide an overview of the proposed plans for the subject site. Mr. Boffo also introduced Michael Cox, Gateway Architecture, 947 Seymour Street, Vancouver, the project architect, and Elisabeth Star, Stonefield Development Consultants, 1201 West Pender Street, Vancouver, the project landscaper.

Mr. Boffo noted the following points:

- the Sardis Street road extension will promote a healthier circulation of traffic through the area,
- costs for the new road will not be solely borne by taxpayers; costs will be split between the City and the developer,
- traffic travelling up and down Halley and Chaffey Avenues will be reduced; stop signs and crosswalks will slow down traffic at these new intersections and will also provide a safe pedestrian walkway to and from Chaffey-Burke Elementary School and Old Orchard Park,
- a clear delineation will arise between the two different adjacent zonings of single family, to the north and multi family, to the west and south,
- the aim of the development is to provide a humanly-scaled transition between the condo style apartment blocks to the south and west, and to the single family lots to the north,
- the development offers a housing alternative for a variety of buyers whether they are first time home owners, young families, or downsizing empty nesters.

Mr. Boffo concluded by requesting Council support the rezoning application.

A copy of Mr. Boffo’s presentation is on file in the Office of the City Clerk.

Michal Cox, the project architect, outlined the design rationale for the proposed development and noted the design solution includes the following elements:

- provision of public realm space along property frontage with a mini corner park,
- the configuration of the town homes to face both streets providing “eyes on the street” and good residential liveability of these units through careful design,
- provision of landscaped internal semi-private open space through the centre of the site between the units for on-site liveability as well as improving overviews from surrounding sites,
- a mix of unit sizes providing for affordability and flexibility to different family makeups and financial means,
- a detailed architectural expression with the use of high quality materials and a high level of design,
- sustainability features that reflect a responsible approach to the built environment.

A copy of Mr. Cox’s presentation is on file in the Office of the City Clerk.

Elisabeth Starr, project landscaper, outlined the extensive landscape plans for the proposed development. Ms. Starr noted the following points:

- the landscape design includes 11 street trees on the perimeter of the site and the protection of a large western red cedar,
- around the property each unit is treated as an entry courtyard; there are an additional 17 trees at the entries to the courtyards and low trimmed hedges combined with gates to announce the entries to each town home,
- a mini park with bench is provided at the intersection of Chaffey Avenue and Sardis Street,
- on the interior of the project the landscape design includes almost 500 plants to provide seasonal color; there is also a toddler play structure and outdoor patio adjacent to the amenity room.

A copy of Ms. Star’s presentation is on file in the Office of the City Clerk.

In response to a query from Council regarding the effect of potentially removing the Sardis connector from the project, Mr. Cox advised the entrance would then be off of Chaffey and the buildings would need to be reconfigured.

In response to a query from Council regarding the student capacity of Chaffey-Burke Elementary School, the Director Planning and Building noted that the School District has indicated 50 additional spaces are available at the school.

Joy Richmond, 5656 Halley Avenue, Burnaby appeared before Council opposing the rezoning application. Ms. Richmond noted the following points:

- the proposed development is too large, it contains too many units,
- the proposed road extension would not be safe for children.

Mr. Ted Cohn, [REDACTED] Burnaby appeared before Council opposing the rezoning application. Mr. Cohn raised the following issues and questions:

- the misalignment of proposed road and the potential for accidents need to be addressed,
- why is the road necessary other than for this development?
- building 30 units in an already crowded area will only further increase traffic congestion,
- the environmental impact of more cars and traffic will be significant,
- a walkway would be a better idea than a road.

The speaker concluded by emphasizing that the proposed development does not fit into this already congested area.

Rose Cusack, 5608 Halley Avenue, Burnaby appeared before Council opposing the rezoning application. Ms. Cusack noted the following points:

- the proposed development should be reduced to approximately 16 units,
- the proposed road extension would not be safe for children,
- preserve the trees.

Janice Fernandez, #315-4275 Grange Street, Burnaby appeared before Council requesting the large fur trees on the subject property be preserved. Ms. Fernandez concluded by noting that development plans for the site should have been shared with the local community well in advance of the Public Hearing.

Councillor Rankin retired from the Council Chamber at 10:02 p.m.

Roy Cusack, 5608 Halley Avenue, Burnaby appeared before Council opposing the proposed Sardis Street extension. Mr. Cusack requested that consideration be given to constructing a walkway instead of a street.

John Raue, 5668 Chaffey Avenue, Burnaby again appeared before Council noting the proposed development will create additional parking congestion in the neighbourhood.

Councillor Rankin returned to the Council Chamber at 10:10 p.m. and took his seat at the Council table.

Mr. Raue also noted the proposed landscaping plan does not make up for the loss of 4 or 5 trees on the site which are over 150 years old.

Mr. Chan, 5656 Halley Avenue, Burnaby appeared before Council urging the City to reject the rezoning application.

There were no further submissions received regarding Rez. #03-46, Bylaw No. 12466.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #03-46, Bylaw No. 12466 be now terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR BEGIN:

“THAT staff prepare a report responding to the issues raised, especially those regarding the proposed extension of Sardis Street, at the Public Hearing for Rezoning #03-46, bylaw #12466.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR BEGIN:
SECONDED BY COUNCILLOR VOLKOW:

“THAT the Public Hearing do now recess.”

CARRIED UNANIMOUSLY

The Public Hearing recessed at 10:20 p.m.

MOVED BY COUNCILLOR VOLKOW:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT the Public Hearing do now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 10:28 p.m. with all members of Council present except Councillor Calendino and His Worship, Mayor Derek R. Corrigan.

3. **“BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 2008” - BYLAW NO. 12467**

Rez #05-72

8244 & 8260 – 13th Avenue, 8247 – 12th Avenue

Lot 3, D.L. 25, Plan 17788, Lot 3 Except: Firstly: Part Subdivided by Plan 19120 and Secondly: Part 2481 sq. ft. shown on Plan 26377 and Lot 2 Except: Part Subdivided by Plan 19210, Parcel “A” (Exp. Pl. 11913), Lot 1, D.L. 25, Group 1, NWD Plan 1024

From: R5 Residential District

To: Comprehensive Development District (based on P5 Community Institutional District and the development plan entitled “John Knox Christian School – 8260 13th Avenue, Burnaby BC” prepared by O.C.A. Architects (B.C.) Inc.)

The purpose of the proposed zoning bylaw amendment is to increase the site size of John Knox Christian School (primary school campus), permit the expansion and renovation of the school building, increase school enrolment, and bring the zoning of the properties into compliance with their existing and intended school use.

The Advisory Planning Commission advised it supports the rezoning application.

A petition letter was received from John Stevens, 7741 Newcombe Street, Burnaby and George Ontko, 8285 – 13th Avenue, Burnaby expressing no objection to the proposed expansion and renovation to John Knox Christian School. The writers, however, requested that consideration be given to providing ‘resident only’ parking on 13th Avenue between First Street and Newcombe Street. The writers further noted the proposal increases parking for teachers but fails to address parking for parents and visitors.

A letter dated 2008 June 20 was received from Bart Slotman, John Knox Christian School, 8260 – 13th Avenue, Burnaby, the rezoning applicant, advising the classroom wings are over 50 years old and the time has come to rebuild parts of the school.

Mr. Slotman noted the following points:

- on-site parking will increase,
- drop-off and pick-up lanes will provide a significant improvement in capacity,
- the amount of open space will increase,
- landscape buffers will be in place on all four sides of the property.

The letter writer concluded by noting the school engaged in an extensive neighbourhood consultation process and incorporated feedback from community open houses into the redevelopment proposal.

A letter dated 2008 June 13 was received from Audrey Suttorp, 436 Glenbrook Drive, New Westminster supporting the rezoning application. The writer noted the classroom wings of the school were built in the 1950’s and need to be replaced. The writer also expressed appreciation for proposed improvements to the parking and drop-off facilities and noted there will be more open space and a larger playground as well.

A letter dated 2008 June 23 was received from Inez and Peter Sinia, 8616 – 11th Avenue, Burnaby supporting the rezoning application.

The writers noted the following points:

- the new school building will provide a safer and brighter environment for teachers and students,

- the playground will be larger and more useable,
- the site will be greener with new trees for everyone to enjoy,
- the parking and capacity of the drop-off and pick-up lanes will be improved.

A letter dated 2008 June 23 was received from Gary Marasignan, 8087 – 16th Avenue, Burnaby supporting the rezoning application.

The writer noted the following points:

- the school buildings are getting older and need to be rebuilt,
- parking will be significantly improved,
- adding two lots to the school site allows for a larger playground.

A letter dated 2008 June 24 was received from Raymund Torres, 8528 – 11th Avenue, Burnaby supporting the rezoning application.

The writer noted the following points:

- the proposed redevelopment of the school will provide modern classrooms and improve playground space,
- more parking spaces will be provided and the capacity of the drop-off and pick-up lanes will be increased.

Mr. Bart Slotman, John Knox Christian School, 8260 – 13th Avenue, Burnaby, the rezoning applicant, appeared before Council advising that he and the project architect and traffic engineer are available to answer any questions Council may have regarding the rezoning application.

Mr. Slotman re-iterated the key points contained in his previously submitted letter and noted that the proposed project will benefit the school, local neighbourhood and City.

Rebecca Visser, 7123 Mona Avenue, Burnaby appeared before Council supporting the rezoning application. Ms. Visser noted the following points:

- the proposed development will be an earthquake safe building and wheelchair accessible,
- the school will include a music room, special education rooms and a larger library.

Yolanda Noort, 7540 Government Road, Burnaby appeared before Council supporting the rezoning application. The speaker noted that the school upgrades are needed and the proposal addresses parking issues.

MOVED BY COUNCILLOR VOLKOW:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT the Public Hearing proceed past 10:30 p.m.”

CARRIED UNANIMOUSLY

There were no further submissions received regarding Rez. #05-72, Bylaw No. 12467.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #05-72, Bylaw No. 12467 be now terminated.”

CARRIED UNANIMOUSLY

4. **“BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 2008” - BYLAW NO. 12468**

Rez #07-42

5172, 5182 & 5194 Victory Street

Lot 2, Blk 46, Lots 3 and 4, Blks 45 & 46, D.L. 98, Group 1, NWD Plan 2066

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan guidelines, and in accordance with the development plan entitled “Multi-Family Residential Development, 5194 Victory St., Burnaby, B.C.” prepared by Wilson Chang Architect”)

The purpose of the proposed zoning bylaw amendment is to permit the construction of 28-unit stacked town house development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2008 June 18 was received from Tsai Fan Chang, 591 Sidley Street, Burnaby opposing the rezoning application.

The writer noted the following points:

- these new units are not needed; there is no shortage of liveable space in the area,
- police visibility needs to be addressed given the large population increase and presence of gangs and transients in the area,
- large oak trees on the subject site should not be cut down.

Ms. Donna Polos, 4652 Victory Street, Burnaby appeared before Council opposing the rezoning application. Ms. Polos noted the following points and questions:

- Council should be looking at densifying the areas to the east of Royal Oak Avenue and north of Imperial Avenue.
- if this rezoning application is approved will it set a precedent? will there be further development along Victory to Nelson Avenue?
- there has already been a significant increase in traffic on Victory Street; the proposed development will create even more traffic,
- Victory Street is a bike route; drivers do not show proper consideration for bicyclists.

The speaker concluded by presenting a petition containing 44 signatures from residents of Victory Street, Willingdon Avenue, McKay Avenue, Clinton Street, Waverley Avenue, Watling Street, Gary Avenue and Jubilee Avenue.

The text of the petition read as follows:

“Dear Burnaby City Council,

We the citizens of Burnaby are opposed to the Rezoning #07-42 application at 5172, 5182 and 5194 Victory Street (Lot 2, Block 46, Lots 3 and 4, Blocks 45 and 46, DL 98, Group 1, NWD Plan 2066) from R5 Residential District to CD Comprehensive Development District.”

Katy Alkins-Jang, 7187 Dunblane Avenue, Burnaby, a former member of the Royal Oak Advisory Committee, appeared before Council opposing the rezoning application.

Ms. Alkins-Jang noted the following points:

- Victory Street is a designated bicycle path
- the proposed development will create additional traffic and parking congestion
- the residents at 5160 Victory Street will be negatively impacted by the development; it will tower over them and reduce their property value.

The speaker concluded by advising that the development is not in the best interest of the current character of the neighbourhood or the long term betterment of the community.

Patty Rigazzi, 5138 Victory Street, Burnaby appeared before Council expressing concern regarding the proposed development. Ms. Rigazzi noted the following points:

- the development will create additional traffic and parking congestion; vehicular access to the development should not be from Victory Street,
- trees should be preserved on the subject site,
- crime and vandalism in the neighbourhood is increasing.

The speaker inquired regarding the status of a sewer easement behind her home.

In response to this inquiry, the Director Planning and Building advised that the lane behind Ms. Rigazzi's home is not proposed to be closed.

Ms. Chiru, 7070 Dunblane Avenue, Burnaby appeared before Council expressing concern regarding the proposed development and urging Council to keep Victory Street as a bike route.

Joyce Spencer, 5128 Victory Street, Burnaby appeared before Council expressing concern regarding the rezoning application. Ms. Spencer noted the following points:

- traffic and crime in the neighbourhood is increasing,
- build single and two family dwellings instead of multiple-family dwellings.

Ms. Katy Alkins-Jang, 7187 Dunblane Avenue, Burnaby again appeared before Council seeking clarification regarding the Royal Oak Community Plan. The speaker noted that the plan indicates sub area 3 is considered a candidate for R12 rezoning applications.

In a follow up to Ms. Alkins-Jang comment, the Director Planning and Building noted that the band of land immediately west of Royal Oak Avenue could also be considered for townhouse development.

Mr. Volpatti, owner of 5177 Sidley Street, appeared before Council supporting development along Royal Oak Avenue in the vicinity of the skytrain station.

There were no further submissions received regarding Rez. #07-42, Bylaw No. 12468.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing relating to Rez. #07-42, Bylaw No. 12468 be now terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR BEGIN:

“THAT staff prepare a report regarding the issues raised at the Public Hearing for Rez #07-42, Bylaw No. 12468.”

CARRIED UNANIMOUSLY

5. **“BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 24, 2008” - BYLAW NO. 12456**

Rez #07-41

7357 Ridge Drive

Lot 89 Except: Part Subdivided by Plan 17342, D.L. 216, Group 1, NWD Plan 10936

From: R2 Residential District

To: R2 “a” 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 June 24 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 provide additional information related to the subject rezoning application. Arising from revisions to the plan of development by the applicant for Rezoning Reference #07-41, staff are providing Council with the following areas of corrections/clarification to the report recommending advancement of the subject rezoning amendment bylaw to a Public Hearing, which was approved by Council on 2008 May 26. These revisions are as follows:

- the gross floor area of the proposed dwelling has been reduced from 10,077 sq.ft. to 9,685 sq.ft. and above grade floor area has been reduced from 6,820 sq.ft. to 6,750 sq.ft. resulting in a 0.45 FAR from 0.47 FAR; building depth has been reduced from 89.83’ to 88.83’; front yard setback has been increased from 24.6’ to 25.61’.
- the front yard setback and depth of building are subject to Board of Variance approval,
- a geotechnical study is required due to the steep grade of the lot.

These minor amendments to the plan of development are considered supportable and do not change the intent of the rezoning with regards to use, nor increases the proposed density of the dwelling.”

A letter dated 2008 June 17 was received from Michael Wortis, 7367 Ridge Drive, Burnaby supporting the rezoning application. Mr. Wortis noted the following points:

- he does not feel the proposed house will have a significant impact on his family’s enjoyment of their house and property.
- he hopes it is possible to address or mitigate the concerns of other neighbouring properties especially those of the property owner immediately south of the subject site.

The writer concluded by noting his support for the rezoning application is based on the belief that the current owners of the subject property plan to live in the proposed house.

A letter dated 2008 June 20 was received from Mr. D.J. Huntley, 7341 Ridge Drive, Burnaby advising that it is premature to consider this rezoning application because the following matter have not been adequately addressed:

- access to the subject property
- lack of consultation with immediate neighbours

Mr. Huntley further advised that he is opposed to any building that exceeds the height limits because of the precedent this would set.

The Planning and Building Department submitted a letter dated 2008 June 16 received from Mr. and Mrs. Williams, 7353 Ridge Drive, Burnaby advising they do not support construction of a larger home on the subject site because of the resulting increase in traffic on the shared access to both properties. The writers also expressed concern regarding the lengthy construction period.

A letter dated 2008 June 15 was received from Charles, Joan and Blair Sigvardsen, 7358 Ridge Drive, Burnaby advising they have viewed copies of the planned house at 7357 Ridge Drive and have no objections to construction proceeding.

A letter dated 2008 June 23 was received from Patricia Carella, 7235 Bayview Drive, Burnaby supporting the zoning change from R2 to R2a for the subject property.

Jill Tymoschuk, 7338 Ridge Drive, Burnaby appeared before Council in support of the rezoning application while acknowledging the shared driveway access for 7357 and 7353 Ridge Drive is unusual.

Don Kristmanson, 7349 Ridge Drive, Burnaby appeared before Council expressing concern regarding the rezoning application. Mr. Kristmanson noted the following points:

- the proposed house is very large; how many people will be living in it?
- parking on Ridge Drive will become more congested,
- driveway access to the proposed house needs to be improved.

Paul Tomei, 7348 Ridge Drive, Burnaby appeared before Council supporting the rezoning application. Mr. Tomei noted that the front yard setback for the proposed house will be the subject of a Board of Variance application. Mr. Tomei also noted that driveway access for the house should be further reviewed.

Mr. and Mrs. Williams, 7353 Ridge Drive, Burnaby appeared before Council opposing the rezoning application for the following reasons:

- a) the higher density R2a zoning is incompatible with the residential character of Ridge Drive,
- b) the proposed dwelling will cause damage to the use and enjoyment of their property including infringing on their access, privacy and view,

- c) technical concerns have not been addressed regarding the impact of the new dwelling and its construction; those technical concerns include:
- ensuring safe and equitable access over the driveway they share with 7357 Ridge Drive,
 - the effect of increased traffic and load on the driveway,
 - the effect of increased use of the driveway on their property,
- d) the procedure for consultation with affected neighbours has not been followed; the City did not engage in direct consultation regarding how the proposed dwelling might affect the use of their property and driveway.

The speakers concluded by re-iterating their vigorous opposition to the proposed bylaw and emphasized this proposal will permanently change the character of the neighbourhood.

David Huntley, 7341 Ridge Drive, Burnaby appeared before Council noting that it would be unfair to the residents of 7353 Ridge Drive for construction of the subject dwelling to proceed based on the current shared driveway arrangement.

Mr. and Mrs. Basra, the owners of 7357 Ridge Drive, Burnaby and their designer, John Iacobazzi, 630 Penticton Street, Vancouver, appeared before Council to provide further information regarding the rezoning application. They noted the following points:

- R2 zoning only allows for an approximately 4,700 sq.ft. house; they need a larger house to accommodate five family members.

Councillor Rankin retired from the Council Chamber at 12:12 p.m. and did not return.

- the house has been pushed forward on the property to lessen the impact on the view from 7353 Ridge Drive,

Councillor Evans retired from the Council Chamber at 12:27 p.m.

Mr. Todd Kristmanson, 7349 Ridge Drive, Burnaby appeared before Council expressing concern regarding the large size of the proposed dwelling.

Councillor Evans returned to the Council Chamber at 12:33 p.m. and took his seat at the Council table.

There were no further submissions received regarding Rez. #07-41, Bylaw No. 12456.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-41, Bylaw No. 12456 be now terminated.”

CARRIED UNANIMOUSLY

6. **“BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 29, 2008” – TEXT AMENDMENT BYLAW NO. 12469**

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to give C4(a) properties on Hastings Street the option of providing cash in lieu of required commercial parking spaces.

The Advisory Planning Commission advised it supports the text amendment.

Dave Taylor, 4787 Pender Street, Burnaby appeared before Council inquiring as to the amount of the cash payment required from a developer in lieu of providing an on-site parking space.

In response to the inquiry, the Director Planning and Building advised that a developer for a commercial development has the option of paying \$8,000 in lieu of providing an actual on-site parking space.

Mr. Taylor concluded by noting that the \$8,000 amount of the cash payment per parking space is too low.

John Artuso, 4631 Pender Street, Burnaby appeared before Council expressing concern regarding the proposed text amendment. He does not want vehicles parking in front of his home.

Mrs. Dala Pace, 4712 Pender Street, Burnaby appeared before Council expressing concern regarding the proposed text amendment. She noted it is already difficult to find parking in front of her home.

Dean Lastoria, 4679 Pender Street, Burnaby appeared before Council inquiring as to whether the proposed text amendment applies to two storey buildings or potential 4 storey buildings.

The Director Planning and Building advised the proposed bylaw applies to two storey buildings. The Director Planning and Building further explained that a proposal for a higher density development would be dealt with as a comprehensive development and be the subject of a separate public hearing.

Mr. Lastoria concluded by advising that he is opposed to the text amendment.

Mrs. Giammaria, 479 Beta Avenue, Burnaby appeared before Council opposing angled parking in the vicinity of her residence. The speaker also noted it is difficult to find a parking spot in front of her home.

Mr. Nambari, 4736 Pender Street, Burnaby appeared before Council expressing concern regarding the proposed text amendment. The speaker noted that it is already difficult to find a parking spot in front of his home. The speaker further advised that increasing population density will be problematic for the neighbourhood.

Ms. Isabel Kolic, Heights Merchants Association, 4019 Hastings Street, Burnaby appeared before Council to support the proposed text amendment. The speaker noted the amendment will create additional parking opportunities for commercial uses because the funds collected will be used to provide additional parking lots.

Mr. Ferreira, 4622 Hastings Street, Burnaby appeared before Council expressing no objections to the proposed text amendment.

There were no further submissions received regarding Text Amendment, Bylaw No. 12469.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing Text Amendment, Bylaw No. 12469 be now terminated.”

CARRIED UNANIMOUSLY

**7. “BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 2008” - BYLAW NO. 12470**

Rez #08-16

4500, 4600, 4700 & 4800 (Except: 4801) Blocks Hastings Street and 402 Willingdon Avenue

Lot 74 except: part dedicated road on Plan LMP28437, C4 DL 122, Grp 1, NWD Plan 55570; Lot 4 except: north 20 feet, DL 122, Grp1, NWD Plan 1308; Lot 32, Blk 8, DL 122, Grp 1, NWD Plan 1308; Lot 39, DL 122, Grp 1, NWD Plan 21876; Lot ‘A’, DL 122, Grp 1, NWD Plan12351; Lot 67, DL 122, Grp 1, NWD Plan 51171; Lot ‘B’, DL 122, Grp 1, NWD Plan 12351; Lot 29, Blk 8, DL 122, Grp 1, NWD Plan 1308; Lot 10 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308; Lot 28, Blk 8, DL 122, Grp 1, NWD Plan 1308; Lot 11 except: north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308; Lot 64, DL 122, Grp 1, NWD Plan 49417; Lot 12 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308; Lot 13 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308; Lot 14 except: the north 20 feet, Blk 9, DL 122, Grp 1, NWD Plan 1308; Lot 25, Blk 8, DL 122, Grp 1, NWD Plan 1308; Lot 24, Blk 8, DL 122, Grp 1, NWD Plan 1308; Lot 23, Blk 8, DL 122, Grp 1, NWD Plan 1308; Lot 22, Blk 8, DL 122, Grp 1, NWD Plan 1308; Lot 52, DL 122, Grp 1, NWD Plan 44042; Lot 21, Blk 8, DL 122, Grp 1, NWD Plan 1308; Lot 20, Blk 8, DL 122, Grp 1, NWD Plan 1308; Lot 1

except: the north 20 feet, Blk 10, DL 122, Grp 1, C4 NWD Plan 1308; Lot 2 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308; Lot 3 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308; Lot 36, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 35, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 34, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 33, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 32, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 31, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 4 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308; Lot 73, DL 122, Grp 1, NWD Plan 54156; Lot 30, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 29, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 28, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 84, DL 122, Grp 1, NWD Plan 66766; Lot 76, DL 122, Grp 1, NWD Plan 57827; Lot 'A', DL 122, Grp 1, NWD Plan 21728; Lot 24, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 23, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 49, DL 122, Grp 1, NWD Plan 42518; Lot 22, Blk 7, DL 122, Grp 1, NWD Plan 1308; Lot 15 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308; Lot 16 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308; Lot 17 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308; Lot 18 except: the north 20 feet, Blk 10, DL 122, Grp 1, NWD Plan 1308; Lot 71, DL 122, Grp 1, NWD Plan 54238; Lot 36, Blk 6, DL 122, Grp 1, NWD Plan 1308; Lot 77, DL 122, Grp 1, NWD Plan 58639; Lot 75, DL 122, Grp 1, NWD Plan 54739; Lot 33, Blk 6, DL 122, Grp 1, NWD Plan 1308; Lot 32, Blk 6, DL 122, Grp 1, NWD Plan 1308; Lot 5 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308; Lot 6 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308; Lot 7 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308; Lot 8 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308; Lot 9 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308; Lot 31, Blk 6, DL 122, Grp 1, NWD Plan 1308; Lot 30, Blk 6, DL 122, Grp 1, NWD Plan 1308; Lot 29, Blk 6, DL 122, Grp 1, NWD Plan 1308; Lot 70, DL 122, Grp 1, NWD Plan 51204; Lot 10 except: the north 20 feet, Blk 11, DL 122, Grp 1, NWD Plan 1308; Lot 69, DL 122, Grp 1, NWD Plan 51204; Lot 24, Blk 6, DL 122, Grp 1, NWD Plan 1308; Lot 23, Blk 6, DL 122, Grp 1, NWD Plan 1308; Parcel One (Explanatory Plan 35212) except part in Plan LMP26259 of Lot A, Blk 6, DL 122, Grp 1, NWD Plan 1308; Lot A except: firstly: Parcel One (Explanatory Plan 35212), Secondly: part dedicated as road on Plan LMP26259, Blk 6, DL 122, Grp 1, NWD Plan 1308; Lot 1, DL 122, Grp 1, NWD Plan BCP8022; Lot 53 except: part road on Plan LMP27186, DL 122, Grp 1, NWD Plan 48766; Lot 68, DL 122, Grp 1, NWD Plan 51314; Lot 78, DL 122, Grp 1, NWD Plan 60320; Parcel 'B', DL 122, Grp 1, NWD Plan 59180; Lot A (BY148661E) except: part dedicated road on Plan LMP28694, Blk 12, DL 122, Grp 1, NWD Plan 1308; Lot 43, DL 122, Grp 1, NWD Plan 34837

From: C3 General Commercial District, C4 Service Commercial District and C7 Drive-In Restaurant District

To: C4a Service Commercial District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the subject properties into conformance with the adopted Hastings Street Area Plan Extension.

The Advisory Planning Commission advised it supports the rezoning application.

Dave Taylor, 4787 Pender Street, Burnaby appeared before Council expressing opposition to the construction of 4 storey condominiums in the subject area.

In response to Mr. Taylor's comment, the Director Planning and Building advised the proposed bylaw would expand the range of permitted retail uses in the extended plan area. Mr. Luksun further noted that the lower-scale two storey building form would be maintained.

Dean Lestoria, 4679 Pender Street, Burnaby appeared before Council supporting an expansion of permitted retail uses in the subject area. The speaker noted, however, that he will not support any bylaw which allows for the construction of a 4 storey condominium.

Mr. Nambari, 4736 Pender Street, Burnaby appeared before Council expressing opposition to the construction of 4 storey condominiums in the subject area.

In response to Mr. Nambari's comment, the Director Planning and Building noted that a proposal for a 4 storey development would be the subject of a separate rezoning application and public hearing.

Ms. Nguyen, 4765 Pender Street, Burnaby appeared before Council expressing opposition to the construction of 4 storey buildings in the subject area.

Councillor Jordan retired from the Council Chamber at 1:18 p.m.

Isabel Kolic, Heights Merchants Association, 4019 Hastings Street, Burnaby appeared before Council supporting the rezoning application.

Councillor Jordan returned to the Council Chamber at 1:23 p.m. and took her place at the Council table.

Ms. Kolic noted that a wider range of retail uses is needed for the livelihood and health of the local community.

John Artuso, 4631 Pender Street, Burnaby appeared before Council advising that he is not opposed to additional retail uses in the subject area. He further noted, however, that he is strenuously opposed to the construction of 4 storey buildings.

Mr. Ferreira, 4622 Hastings Street, Burnaby appeared before Council supporting the rezoning application. The speaker noted that allowing additional retail uses will revitalize the neighbourhood.

Mrs. Dala Pace, 4712 Pender Street, Burnaby appeared before Council supporting additional retail uses in the subject area. The speaker, however, opposed the construction of 4 storey condominiums.

Mr. Nambari, 4736 Pender Street, Burnaby again appeared before Council re-iterating his opposition to the construction of 4 storey buildings.

Mr. Taylor, 4787 Pender Street, Burnaby again appeared before Council advising that parking congestion is a major issue in the neighbourhood and steps need to be taken to address this matter.

There were no further submissions received regarding Rez. #08-16, Bylaw No. 12470.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing for Rez. #08-16, Bylaw No. 12470 be now terminated.”

CARRIED UNANIMOUSLY

8. **“BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 31, 2008” - BYLAW NO. 12471**

Rez #08-15

Ptn. of 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, BCP29666 and BCP31371

From: CD Comprehensive Development District (based on P3 Park and Public Use District and C3f General Commercial District)

To: Amended CD Comprehensive Development District (based on P3 Park and Public Use District and C3f General Commercial District and SFU Official Community Plan guidelines and in accordance with the development plan entitled “Himalayan Peak Patio” prepared by PWL Partnership)

The purpose of the proposed zoning bylaw amendment is to permit a restaurant patio on a portion of the public town square.

The Advisory Planning Commission advised it supports the rezoning application.

A memorandum dated 2008 June 11 was received from Director Planning and Building regarding this rezoning application. For the record, the memorandum read as follows:

“In the report regarding the above-noted rezoning for a patio for the existing restaurant in the Cornerstone Building received by Council on 2008 May 26, it was noted that ‘the patio will not be open after 10:00 p.m.’

We have subsequently received a letter dated 2008 May 30 from the SFU Community Trust, on behalf of the applicant, requesting that the proposed new patio be permitted to provide food and liquor service until 10:00 p.m. and close at 10:30 p.m. These operating hours would be consistent with those of the previously approved patio on the same Town Square.

Staff support this request. Copies of this memo are being included in the Public Hearing notification mail out for the subject rezoning. This information will also be provided at the Public Hearing.”

A letter dated 2008 June 16 was received from Michael Shepherd and Natalie Brenton, 105 – 9191 University Crescent, Burnaby supporting the proposed restaurant patio. The writers noted this type of amenity encourages the development of a well rounded social center.

There were no further submissions received regarding Rez #08-15, Bylaw No. 12471.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing for Rez. #08-15, Bylaw No. 12471 be now terminated.”

CARRIED UNANIMOUSLY

9. **“BURNABY ZONING BYLAW 1965, AMENDMENT**
BYLAW NO. 32, 2008” - BYLAW NO. 12472

Rez #07-54

1409 Sperling Avenue

Lot 172 Except: Part dedicated road on Plan LMP47811, D.L. 132, Group 1, NWD
Plan 26315

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District guidelines and in accordance with the development plan entitled “Down Syndrome Research Foundation and Resource Centre” prepared by Howard Bingham Hill Architects).

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plan entitled “Proposed Child Care Centre” prepared by Joy Hayden).

The purpose of the proposed zoning bylaw amendment is to permit a childcare centre with a maximum of eight children within an existing two storey office building.

The Advisory Planning Commission advised it supports the rezoning application.

Joel Whittlemore, 6778 Grant Place, Burnaby appeared before Council supporting the rezoning application.

There were no further submissions received regarding Rez. #07-54, Bylaw No. 12472

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

“THAT this Public Hearing for Rez. #07-54, Bylaw No. 12472 be now terminated.”

CARRIED UNANIMOUSLY

10. **“BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 2008” - BYLAW NO. 12473**

Rez #07-33

6800 – 14th Avenue

Parcel 1 Except: Part Subdivided by Plan LMP 45547, D.L. 171, Group 1, NWD
Plan 78141.

From: M2 General Industrial District

To: CD Comprehensive Development District (based on M2 General Industrial District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled “Sky Train OMC Yard Storage Track Expansion” prepared by MMM Group ND Lea Inc.)

The purpose of the proposed rezoning bylaw amendment is to permit the development of three additional vehicle storage tracks at the Sky Train Operating and Maintenance Centre.

The Advisory Planning Commission advised it supports the rezoning application.

Matthew Edwards, MHPM Project Managers Inc. #310 – 2609 Granville Street, 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.

There were no further submissions received regarding Rez. 07-33, Bylaw No. 12473.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing for Rez. #07-33, Bylaw No. 12473 be terminated.”

CARRIED UNANIMOUSLY

11. **“BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 2008” - BYLAW NO. 12474**

Rez #07-39

Ptn 8398 North Fraser Way

Ptn. of Lot 5, D.L.'s 155C, 166 & 167, Group 1. NWD Plan LMP38019 Except: Firstly: Part Subdivided by Plan BCP8603, Secondly: Part Subdivided by Plan BCP15933 and Thirdly: Part Dedicated Road Plan BCP32333

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 and Burnaby Business Park Concept Plan as guidelines and in accordance with the development plan entitled "NFL II" prepared by WSB Consulting Structural Engineers)

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

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #07-39, Bylaw No. 12474.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing for Rez. #07-39, Bylaw No. 12474 be 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 1:47 a.m.

Confirmed:

Certified Correct:

CHAIR

A/ADMINISTRATIVE OFFICER
OPERATIONS