

## PUBLIC HEARING

2008 November 25

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2008 November 25 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan  
Councillor G. Begin  
Councillor P. Calendino  
Councillor S. Dhaliwal  
Councillor G. Evans  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor N. M. Volkow

ABSENT: Councillor L.A. Rankin

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

The Public Hearing was called to order at 7:34 p.m.

1. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 53, 2008” - BYLAW NO. 12545**

Rez #03-46

5607, 5625, 5641 Chaffey Avenue

Lots 1, 2, & 3, D.L. 33, Group 1, NWD Plan 4045

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 November 21 was received from Laura Thierman, 23716 105 Avenue, Maple Ridge, supporting the rezoning application. The writer advised that low-rise town homes with an English row-home style are a great fit for this area. The writer also noted this small development, with a minimum number of units, will aid in rejuvenation of the area.

A letter dated 2008 November 23 was received from Tammie Cheung, 3206 E. 50th Avenue, Vancouver, supporting the rezoning application. The writer advised the townhouse design is lovely and provides a great alternative to high-rises. The writer is also impressed that each home has a front door entrance facing the street.

A letter dated 2008 November 23 was received from Sarfraz Virani, Rennie and Associates Realty, 829 Cambie Street, Vancouver, supporting the rezoning application. The writer advised this project is important to the community because it will provide market affordable housing options for potential buyers including young families.

A letter dated 2008 November 24 was received from Karen Ford, 3947 Parker Street, Burnaby, supporting the rezoning application. The writer advised this development offers beautifully designed and well-sized homes that are affordable for young families, empty-nesters and seniors. The writer further noted this development will create a more pleasant looking neighbourhood and help to decrease crime and increase property values in the area.

A letter dated 2008 November 21 was received from Roula Giatsios, 202 6630 McKay Avenue, Burnaby, supporting the rezoning application. The writer advised this development provides affordable housing in a desirable neighbourhood. As a prospective purchaser, she would enjoy the luxury of being able to walk though the front door of her own quality built home.

A letter dated 2008 November 24 was received from Franca Aere, 10336 243 Street, Maple Ridge, supporting the rezoning application. The writer advised that she and her husband and daughter are considering moving back to Burnaby so that her mother can live with them. This townhouse/garden unit development would allow them to live in close proximity to each other, while maintaining a sense of independence.

A letter dated 2008 November 20 was received from Erin Cheng, 6767 Burns Street, Burnaby, supporting the rezoning application. The writer advised this town home development offers a unique living situation which is both reasonable and affordable. It is also preferable to high-rise apartment buildings.

A letter dated 2008 November 20 was received from Kayde Sherlock, 216 3760 West 10<sup>th</sup> Avenue, Vancouver supporting the rezoning application. As a prospective purchaser, the writer noted this development provides an excellent affordable housing opportunity.

A letter dated 2008 November 19 was received from Marissa Iannacone, 7639 Stanley Crescent, Burnaby, supporting the rezoning application. The writer advised these townhomes offer a preferable living situation to high and low-rise apartment buildings and appeal especially to first time buyers. The writer further noted the concept of individual front doors creates the atmosphere of a “home” versus the commercial feel of high-rise apartment buildings.

A letter dated 2008 November 19 was received from Jacqueline Gant, 7658 2<sup>nd</sup> Street, Burnaby, supporting the rezoning application. The writer advised this development will provide reasonable and preferable housing for prospective buyers.

A letter dated 2008 November 25 was received from Perry Miotto, 989 Premier Street, North Vancouver, supporting the rezoning application. The writer advised he would appreciate the

opportunity to own a unit in this development. It would be a chance to live close to amenities such as transportation, parks, restaurants and shopping.

A letter dated 2008 November 19 was received from Daniel Evans, 7280 Southview Place, Burnaby, supporting the rezoning application. The writer advised the addition of these town homes will contribute to the community-like atmosphere and provide a desirable living arrangement in a convenient and central location.

An undated letter was received from Willy and Lily Xu, 5636 Chaffey Avenue, Burnaby urging that no underground parking be constructed on the subject site. The writers further advised that if underground parking must be constructed then the parking entrance should not be located at 5641 and 5625 Chaffey Avenue. The writers concluded by requesting that the subject properties remain R5 Residential District.

A letter dated 2008 November 25 was received from Shannon Chen, 5058 St. Margaret's Street, Vancouver, supporting the rezoning application. Being a hopeful first time homebuyer, this affordable development is of particular interest to her. Its proximity to a number of amenities makes it an easy choice to live a sustainable lifestyle. In addition, the writer noted the layout and design of the development, specifically the courtyard and green spaces, will promote growth of a strong community and give children a place to play and neighbours the opportunity to socialize.

A letter dated 2008 November 22 was received from Christian Perizzolo, Noble Contracting Inc., 213 21300 Gordon Way, Richmond supporting the rezoning application. The writer noted this project enhances the community with a smart design, brings the right number of homes to the immediate neighbourhood, conserves existing large trees, and brings traffic improvements to the area.

An undated letter was received from Michael Cox, Gateway Architecture, 947 Seymour Street, Vancouver, the rezoning applicant, outlining the design rationale for the proposed development. Mr. Cox advised the project provides for a design solution that will be a valued addition to the fabric of the community. He noted that some of its assets include:

- Provision of public realm space along its frontage.
- The configuration of the townhomes to face Chaffey Avenue providing “eyes on the street” and good residential livability of these units through careful design.
- A mix of unit sizes from 622 to 1176 SF providing for affordability and flexibility to different family makeup's 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.

Daniel Boffo, 7337 Union Street, Burnaby, the developer for the rezoning application, appeared before Council to provide an overview of the revised plans for the subject site. Mr. Boffo noted the following points:

- The Sardis Street road extension has been deleted from the proposed development; this will protect green space and alleviate traffic concerns in the area.
- The number of units in the project has been reduced from 30 to 26.
- 2 large cedar trees will be protected to compliment the natural landscape of the area.

Mr. Boffo advised that the revised proposal meets the needs of the community and is viable in today's economic environment. The speaker concluded by noting the development will appeal to young families, professionals, empty-nesters and seniors.

Willy Xu, 5636 Chaffey Avenue, Burnaby, appeared before Council re-iterating concerns regarding the rezoning application expressed in his previously submitted and recorded letter. He is against underground parking for the subject site for the following reasons:

- Headlights from vehicles exiting the proposed development will shine directly into the windows of his home.
- The distance between the entrance of the subject development and the adjacent development is not sufficient from a traffic safety standpoint.

The speaker noted that the developer has agreed to construct a fence or hedge in front of his home to block out the glare and shine of headlights. This, however, would only solve one problem. According to Mr. Xu, it would not address the traffic safety issue of the parking entrances being too close together, nor would it address the issue that his property value would be diminished.

Mr. Xu concluded by noting that if these outstanding issues are not resolved then the subject properties should remain R5 Residential District.

Ms. Schmidt, 5430 Halley Avenue, Burnaby, appeared before Council opposing the rezoning application. The speaker noted the following points:

- Earlier notice of the proposed project should have been provided to the neighbourhood.
- The development will bring too many people and cars into the area.
- There are already too many CD buildings in the community.
- Provide affordable single family dwellings instead of condominiums.

Roy Mason, 5695 Chaffey Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. Given the large number of written submissions from all over the Lower Mainland in support of the proposed development, Mr. Mason noted Council may wish to examine the connections, if any, between those letter writers and the developer.

Diane Minns, 5695 Chaffey Avenue, Burnaby, Strata Council President, appeared before Council opposing the rezoning application.

The speaker noted the following points:

- The density of the proposed development is not in keeping with the surrounding area.
- Chaffey-Burke school is already overcrowded; this development will exacerbate the overcrowding problem.
- Street congestion is already an issue in the area; this development will only worsen the problem.

Mary MacKillop, 5561 Chaffey Avenue, Parent Advisory Committee Chair, Chaffey-Burke school, appeared before Council opposing the rezoning application. Ms. MacKillop noted the following points:

- Chaffey – Burke school could accommodate an additional 50 students but only if three crucial non-instructional spaces are closed.
- Traffic safety is a major concern for children walking to and from school; the proposed development consisting of 26 units will only escalate the safety concern for students.
- There is already a shortage of parking space in the area; building 26 more units will only aggravate the parking problem.

Dennis Perizollo, 3937 Frances Street, Burnaby appeared before Council supporting the rezoning application. The speaker noted the proposed project will provide employment opportunities and result in the development of attractive, affordable and adequately sized homes.

Karen Ford, 3947 Parker Street, Burnaby appeared before Council supporting the proposed rezoning. Ms. Ford reiterated the points contained in her previously submitted and recorded letter.

As a potential first time home buyer, Ms. Ford noted this would be an ideal location to live as the development is located close to the Skytrain station.

Laura Thierman, 23716 105 Avenue, Maple Ridge appeared before Council supporting the rezoning application. Ms. Thierman reiterated the points contained in her previously submitted and recorded letter.

As a potential first time buyer, Ms. Thierman noted this would be an ideal location to live. It is close to public transit, Highway 1, a major shopping mall, public parks and educational facilities. The speaker also noted construction of low-rise town homes instead of high-rise buildings will enhance the community as opposed to overtake it.

Elma Raue, 5668 Chaffey Avenue, Burnaby appeared before Council objecting to the rezoning application. Ms. Raue advised the neighbourhood is pleased the Sardis Street connector has been deleted from the current proposal but the high density of the development continues to be a major point of opposition.

James Kelly, 7126 Union Street, Burnaby appeared before Council supporting the rezoning application. The speaker advised his family would like to continue to live in Burnaby and purchase an affordable home in a development such as this which is close to public transit, shopping facilities and parks.

John Raue, 5668 Chaffey Avenue, Burnaby appeared before Council opposing the rezoning application. He noted the proposed increase in density will adversely affect the neighbourhood.

Mr. Raue advised the proposed development will increase traffic and parking congestion in the current area. He further advised the proposed driveway for the development will be too close to the underground exit from an adjacent development. He also noted the safety of children walking to and from school continues to be a major concern of area residents.

The speaker concluded by advising that the developer has designed a great complex but it is in the wrong area.

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

In response to an inquiry from Council, the Director Planning and Building advised that when the Metrotown community plan was adopted in 1982, the subject properties were designated CD(RM3).

Alan Murdoch, 5434 Chaffey Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The writer noted the following points:

- This development proposal is based on a 26-year old community plan; the current relevance of the plan should have been reviewed prior to bringing this rezoning proposal forward.
- Earlier notification of rezoning proposal should have been provided to the neighbourhood to allow sufficient time to prepare a response.
- This development contains a high percentage of small units which means a higher density of car spaces per unit area than would otherwise be the case.

Rose Cusack, 5608 Halley Avenue, appeared before Council opposing the rezoning application.

Ms. Cusack noted the following points:

- Most of the people supporting this development do not live in the neighbourhood
- There is already a shortage of parking space in the neighbourhood; this development will only aggravate the parking problem
- Chaffey-Burke school is full, there is no room for additional children

There were no further submissions received regarding Rez. #03-46, Bylaw No. 12545.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #03-46, Bylaw No. 12545 be now terminated.”

CARRIED UNANIMOUSLY

2. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 51, 2008” - BYLAW NO. 12543**

Rez #07-43

5380 Grimmer Street

Lot 17, D.L. 94, Group 1, NWD Plan 720

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on C9a Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled “51 Unit Mixed Use Residential Development” prepared by Cornerstone Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed use development with retail and residential at grade with residential uses above, including fully enclosed under-building and underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2008 November 25 was received from John Butterworth, 4108 Winnifred Street, Burnaby, expressing concern regarding the rezoning application. He noted the following points:

- The development should be all commercial on the main (street) level.
- There should be a traffic accident (incident) report done for the 5300 – 5700 block of Kingsway.
- There should be study and police crackdown on jaywalkers crossing Kingsway at Grimmer and at Denbigh.
- There should be pedestrian activated crosswalk lights installed on Kingsway at Grimmer. The crosswalk light at Kingsway and MacPherson should be moved to the east side of Elgin to discourage drivers from accessing Kingsway at MacPherson.
- Traffic barriers should be installed on Kingsway, Grimmer, and Denbigh to prevent left turns.

Scott Kennedy, Cornerstone Architecture, 408-611 Alexander Street, Vancouver, the rezoning applicant, appeared before Council to provide an overview of the proposed development.

Mr. Kennedy noted the following points:

- Development design is in accordance with community plan.
- Turnaround space is provided for visitor vehicles.
- The proposed development will observe a setback of six or eight feet instead of a zero setback to facilitate future development of a park to the east of the subject site.

Mr. Kennedy further advised that this development complies with parking requirements. He noted, however, in the future, the City should give consideration to allowing commercial and visitor parking to share the same spaces.

There were no further submissions received regarding Rez. #07-43, Bylaw No. 12543.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-43, Bylaw No. 12543 be now terminated.”

CARRIED UNANIMOUSLY

3. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 52, 2008” - BYLAW NO. 12544**

Rez #07-61

6564 & 6576 Elgin Avenue

South Half of Lot 9 and Lot 10, Blk 6, D.L. 94, Group 1, NWD Plan 1117

From: R5 Residential 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 “Deer Lake Breeze” prepared by Jordan Kutev Architect.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a two-storey plus penthouse loft multi-family development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Jordan Kutev, 4701 Hastings Street, Burnaby, the project architect, appeared before Council advising he is available to answer any questions Council may have with regard to this rezoning application.

There were no further submissions received regarding Rez. #07-61, Bylaw No. 12544.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-61, Bylaw No. 12544 be now terminated.”

CARRIED UNANIMOUSLY



4. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 54, 2008” - BYLAW NO. 12546**

Text Amendment

The purpose of the proposed zoning bylaw amendment is to amend the rezoning application fees listed in the Burnaby Zoning Bylaw.

The Advisory Planning Commission advised it supports the text amendment.

There were no further submissions received regarding Text Amendment Bylaw No. 12546.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing relating to Text Amendment Bylaw No. 12546 be now terminated.”

CARRIED UNANIMOUSLY

Regarding rezoning #07/43 dealt with previously in this Public Hearing, Councillor Volkow was granted leave by Council to introduce the following motion:

MOVED BY COUNCILLOR VOLKOW:  
SECONDED BY COUNCILLOR CALENDINO:

"THAT the transportation issues raised in the letter dated 2008 November 25 from John Butterworth be REFERRED to the Transportation Committee for review."

CARRIED UNANIMOUSLY

**ADJOURNMENT**

MOVED BY COUNCILLOR CALENDINO:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:32 p.m.

Confirmed:

  
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MAYOR

Certified Correct:

  
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ADMINISTRATIVE OFFICER I