

## PUBLIC HEARING

2008 August 26

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2008 August 26 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 L.A. Rankin

ABSENT: Councillor N.M. Volkow

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

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

1. **"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 40, 2008" - BYLAW NO. 12491**

Rez #06-47

4420 & 4444 Lougheed Highway, 2060 Rosser Avenue, 4461 & 4408 Sumas Street and 2131 Willingdon Avenue

Parcel F Except: Part dedicated road on Pl LMP50417, D.L. 119, Plan 54537; Parcel 1, D.L. 119, Plan LMP52063; Lot A, D.L. 119, Plan 13663, Lot 52, D.L. 119, Plan 38765 & Lot 63, D.L. 119, Plan 46778; Lot 1, Blk 7, D.L. 119, Plan 2855 and Lot 70, D.L. 119, Group 1, NWD Plan 57054

From: C3 General Commercial District, C4 Service Commercial District, P8 Parking District and M1 Manufacturing District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Plan guidelines and in accordance with the development plan entitled "Brentwood Crossing Mixed-Use Development" prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a major mixed-use residential/commercial project.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2008 August 19 was received from Maria Parente, owner of 4403 and 4449 Dawson Street, Burnaby expressing concern regarding the rezoning application.

The writer asked the following questions:

- Why would the City of Burnaby not include the Dawson Street properties just south of the subject property in this rezoning proposal?
- Why does the rezoning proposal stop at a lane and not continue to an already existing street?
- What assurance can the City of Burnaby provide to the south abutting Dawson Street properties that there will not be any negative or future restrictions regarding potential development of these properties?
- Why are the Dawson Street properties zoned for four storey development when this rezoning proposal would include a 35 storey building?

The writer also expressed a variety of other concerns including the following:

- The proposed development must enhance and compliment the neighbouring properties in the 4400 block of Dawson Street; this is not possible to achieve without including the Dawson Street properties in the rezoning proposal.
- Is there going to be permanent unsightly high-voltage electrical boxes and high concrete walls visible to future Dawson Street residents? This must be prevented.

The writer concluded by re-iterating that the proposed project leaves the Dawson Street properties totally excluded and on the outside and rear end of the development. This is not right and as such the project should not proceed.

Theresia Boerkamp, 503 – 4353 Halifax Street, Burnaby appeared before Council expressing concern regarding the high density of the proposed development and traffic congestion on Willingdon Avenue and Lougheed Highway. The speaker also noted that drivers are speeding on side streets as they try to avoid the congestion on the main roads. The speaker concluded by requesting that these issues be addressed.

Mr. Nick Parente, 7940 Government Street, Burnaby, owner of 4403 and 4449 Dawson Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker also noted that other Dawson Street property owners are in attendance at this evening's public hearing. Mr. Parente noted that the proposed development should not end at a lane. It should include the Dawson Street properties south of the lane.

In response to the speaker's comment, the Director Planning and Building advised that the Brentwood Town Centre Development Plan designates the subject site for core development and the Dawson Street properties south of the lane for more tranquil, lower key development.

There were no further submissions received regarding Rez. #06-47, Bylaw No. 12491.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #06-47, Bylaw No. 12491 be now terminated.”

CARRIED UNANIMOUSLY

2. **"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 41, 2005" - BYLAW NO. 12492**

Rez #08-08

4552 & 4556 Hastings Street

Lots 13 & 14 Except: the north 20 ft., Blk 9, D.L. 122, Group 1, NWD Plan 1308 and Lot 52, D.L. 122, Group 1, NWD Plan 44042

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

To: CD Comprehensive Development District (based on the RM3 Multiple Family Residential District, C2 Community Commercial District, and Hastings Street Area Plan as guidelines, and in accordance with the development plan entitled “Mixed Use Commercial & Residential Development” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed use development.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2008 August 25 was received from Peter Cech, 4715 Cambridge Street, Burnaby supporting the rezoning application. Mr. Cech noted that the proposed development will revitalize the Capitol Hill stretch of Hastings.

A letter dated 2008 August 25 was received from Bonnie Game, Burnaby Expedia CruiseShip Centres, 102 – 4634 Hastings Street, Burnaby supporting the rezoning application. Ms. Game advised that the proposed development which includes residential and retail components will increase economic activity in the neighbourhood.

A letter dated 2008 August 22 was received from G. Mao, Belair Realty, 2621 E. Hastings Street, Burnaby supporting the rezoning application. Mr. Mao advised that the subject area needs more quality development and affordable housing. The writer also noted that business for merchants will increase as more families move into the neighbourhood.

A letter dated 2008 August 22 was received from Nicole Pattison, 211 – 3809 Albert Street, Burnaby supporting the rezoning application. Ms. Pattison advised that the proposed development will have a positive impact on the neighbourhood.

A letter dated 2008 August 22 was received from Dino Mattiazzo, Westport Construction Group Inc., 202-4695 Hastings Street, Burnaby supporting the rezoning application. Mr. Mattiazzo noted that the proposed development could potentially be a location for his business.

A letter dated 2008 August 21 was received from Margaret Hope, Lions Gate Training Ltd., 4649 Hastings Street, Burnaby supporting the rezoning application. Ms. Hope advised that the proposed commercial, office and residential development will have a positive effect on the neighbourhood.

A letter dated 2008 August 25 was received from Sean Ungemach, 4005 Triumph Street, Burnaby supporting the rezoning application. Mr. Ungemach noted that the proposed development will have a positive impact on the neighbourhood and attract additional residents and businesses to the area.

An undated letter was received from Dr. Ann Izard, Burnaby Heights Integrated Health Clinic, 405A Beta Avenue, Burnaby supporting the rezoning application. Dr. Izard noted that the proposed development will have a positive impact on her business and increase residential and retail use of the surrounding neighbourhood.

A letter dated 2008 August 25 was received from Sheldon Scott, Hastings Entertainment Ltd., owner of 4555 Hastings Street, Burnaby supporting the rezoning application. Mr. Scott noted the proposed project is extremely well designed.

A letter dated 2008 August 25 was received from Ramona Heer, 4649 Albert Street, Burnaby supporting the rezoning application. Ms. Heer advised that the proposed project will bring much needed development and revitalization to the neighbourhood. Such development will attract new businesses such as medical, legal and other professionals. The writer concluded by acknowledging that some neighbours will be affected by loss of view but the project is for the greater good of the whole neighbourhood.

A letter dated 2008 August 25 was received from Kassie Hickman, 208 – 4365 Hastings Street, Burnaby supporting the rezoning application. Ms. Hickman advised that she is excited about the new addition of retail shops to the neighbourhood.

A letter dated 2008 August 25 was received from Kirsten and Ryan Wilson, 409 N. Hythe Avenue, Burnaby supporting the rezoning application. The writers noted that the proposed development will revitalize the neighbourhood.

A second letter dated 2008 August 25 was received from Kirsten and Ryan Wilson, 409 N. Hythe Avenue, Burnaby noting that the combined residential and retail components of the proposed development will help all businesses in the area to prosper.

A letter dated 2008 August 25 was received from Santie Zavrrini, 3734 Yale Street and 4467 Juneau Street, Burnaby supporting the rezoning application. The writer noted that the proposed development will attract additional people to the neighbourhood and benefit local merchants.

A letter dated 2008 August 25 was received from Ralph Malito, Malito Printers, 4655 Hastings Street, Burnaby supporting the rezoning application. Mr. Malito noted that the proposed multi-use development will attract new people to the neighbourhood.

A letter dated 2008 August 26 was received from Michael Bosa, 3724 McGill Street, Burnaby supporting the rezoning application. Mr. Bosa noted that the proposed development will bring new and vibrant retailers into the neighbourhood and encourage landowners to re-invest in their properties.

A letter dated 2008 August 26 was received from Christine Cho and Dennis Gunn, Big Dog Little Dog Bakery, 4631 Hastings Street, Burnaby supporting the rezoning application. The writers advised that the proposed development will encourage people to live and shop in the area.

A letter dated 2008 August 25 was received from Patricia Tewfik, 395 N. Hythe Avenue, Burnaby supporting the rezoning application. The writer advised that the proposed development would have a positive impact on her business.

A letter dated 2008 August 26 was received from Peter Ferreira, 4622 Hastings Street, Burnaby supporting the rezoning application. The writer noted that the rezoning applicant has taken appropriate measures to make this building a beneficial addition to the neighbourhood. The writer concluded by noting that he does empathize with the residences south of the proposed development who will lose their view but noted that even a two storey development would affect their view.

A letter dated 2008 August 25 was received from Tony Marinelli, 4035 Triumph Street, Burnaby supporting the rezoning application. The writer advised this project will beautify the area and provide jobs.

A letter dated 2008 August 26 was received from Paul Bosa, 3790 Eton Street, Burnaby supporting the rezoning application. The writer advised that the proposed development will revitalize the area and bring in needed amenities.

A letter dated 2008 August 25 was received from Daniel and Sabrina Tucci, 4882 Bessborough Drive, Burnaby supporting the rezoning application. The writer advised that the proposed development will make Hastings Street more family and pedestrian friendly.

A letter dated 2008 August 25 was received from Jason Ruiter, Metro Performance Taekwondo Studios, 4543 Hastings Street, Burnaby supporting the rezoning application. The writer noted that the proposed development is important to the future growth of the neighbourhood.

A letter was received from Dino Infanti, 4327 Dundas Street, Burnaby supporting the rezoning application. The writer noted that the proposed development will create reasonably priced residential living, attract commercial enterprises and beautify the city.

A letter dated 2008 August 26 was received from Ian Kew, Sun 'n Surf Travel Ltd, 4425 Hastings Street, Burnaby supporting the rezoning application. The writer noted that the proposed project will revitalize the Burnaby Heights area.

A letter dated 2008 August 25 was received from Isabel Kolic, Heights Merchant Association, 4019 Hastings Street, Burnaby supporting the rezoning application. The writer noted that the provision of Class A office space on the second floor of the proposed building will bring dozens of working professionals and employees into the Heights neighbourhood. The writer further advised that two stories of condominiums will provide housing options for young families and seniors. The writer concluded by noting that the developer and architect have made great efforts to incorporate design elements into the development which soften the transition between the commercial and residential spheres of the shared laneway.

A letter dated 2008 August 26 was received from Dr. Ardis Krueger, Director, Burnaby Heights Integrated Health Clinic Ltd., 405A Beta Avenue, Burnaby supporting the rezoning application. The writer advised that the proposed development will attract new residents and businesses to the area.

A letter dated 2008 August 25 was received from Nadene Beemish, 4015 Triumph Street, Burnaby supporting the rezoning application. The writer advised that the proposed development will bring jobs and new residents to the area.

A letter dated 2008 August 25 was received from Bruno Benedet Jr., 408 North Boundary Road, Burnaby supporting the rezoning application. The writer noted that the proposed development will revitalize the community.

A letter dated 2008 August 25 was received from Doris Kubris, 204 – 4365 Hastings Street, Burnaby supporting the rezoning application. Ms. Kubris noted that the proposed development will provide access to many services currently not available along this particular area of Hastings Street.

A letter dated 2008 August 25 was received from John Greco, Feature Millwork, 301 – 204 Cayer Street, Coquitlam supporting the rezoning application. The writer noted that the proposed development will attract new services and more people to the neighbourhood.

A letter dated 2008 August 26 was received from L. Shin, 214 Beta Avenue, Burnaby supporting the rezoning application. The writer noted that the proposed development will attract quality commercial tenants to the neighbourhood.

A letter dated 2008 August 26 was received from V. Grace Pananini, 306 – 3701 Hastings Street, Burnaby supporting the rezoning application. The writer noted that the proposed development will have a positive impact on existing businesses in the neighbourhood.

A letter dated 2008 August 26 was received from Josie Romeo, 4339 Venables Street, Burnaby supporting the rezoning application. The writer advised that the proposed development will provide additional housing opportunities in the neighbourhood.

A letter dated 2008 August 26 was received from Rex Shin, 214 Beta Avenue, Burnaby supporting the rezoning application. The writer noted that the proposed development will make the community a better place to live.

A letter dated 2008 August 25 was received from Sam Parrotta, 3755 Triumph Street, Burnaby supporting the rezoning application. The writer noted that the proposed development will revitalize the residential and retail market in the community.

Letters dated 2008 August 26 were received from Dr. Rideout, Dr. Rauh, Dr. Kagan, Dr. Holman, Jan Moller, Isabel Martinelli and Shantel Johnson, 101 – 4695 E. Hastings Street, Burnaby supporting the rezoning application.

A letter dated 2008 August 26 was received from Mrs. B Sarai, 4639 Pender Street, Burnaby supporting the rezoning application. Mrs. Sarai advised that the proposed development will be a good addition to the neighbourhood.

A letter dated 2008 August 25 was received from Dennis Ripoli, Stylus Furniture, 7885 Riverfront Gate, Burnaby supporting the rezoning application. Mr. Ripoli advised that the proposed project will attract new businesses to the area.

A letter dated 2008 August 26 was received from Carey Siddoo, Tara S. Siddoo & Sons Ltd., owner of 4651, 4663 and 4680 Hastings Street, Burnaby supporting the rezoning application. Mr. Siddoo noted the proposed development will help the existing and future tenants by bringing in more commerce during the business day. It will also provide additional housing opportunities for the neighbourhood. Mr. Siddoo concluded by advising that the proposal represents a great first step in revitalizing the community.

A letter dated 2008 August 26 was received from Mrs. Rossi, 4804 Georgia Street, Burnaby supporting the rezoning application. Mrs. Rossi advised that the proposed development will energize and beautify the neighbourhood.

A letter dated 2008 August 26 was received from Mrs. Magaton, 4782 Georgia Street, Burnaby supporting the rezoning application. The writer noted that the proposed development will bring new families into the neighbourhood and help the area to grow and prosper.

A letter dated 2008 August 26 was received from Mike Prodanovic, 4545 Hastings Street, Burnaby supporting the rezoning application. The writer advised that the proposed development will have a positive economic, social and environmental impact on the Heights.

Dave Taylor, 4787 East Pender Street, Burnaby appeared before Council expressing concern regarding the proposed rezoning application. Mr. Taylor inquired regarding the amount of parking being provided for the development.

In response to the speaker's inquiry, the Director Planning and Building advised that the proposed development includes 118 parking spaces; six more than required. Most of the parking spaces are underground.

Mr. Taylor requested that consideration be given to providing resident only parking in the subject area. He also emphasized that it is very important for businesses to provide adequate on site parking.

The speaker concluded by advising that parking is the major issue but loss of view is also a concern for local residents.

Peter Dickinson, 4673 Pender Street, Burnaby appeared before Council expressing concern regarding the rezoning application. He noted that parking is his major issue. He further noted that a lot of people do not like to park underground. The speaker requested additional enforcement of parking bylaws in the area. Mr. Dickinson concluded by advising it is important to local residents that the proposed development include appropriate setbacks and adequate landscaping.

There were no further submissions received regarding Rez. #08-08, Bylaw No. 12492.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #08-08, Bylaw No. 12492 be now terminated.”

CARRIED UNANIMOUSLY

3. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 42, 2008” - BYLAW NO. 12493**

Rez #08-18A

Ptn. 319 Brisbane Crescent, 4881 Bessborough Drive, 4804 Penzance Drive.

Lot 95, D.L. 188, Group 1, NWD Plan 55892; Lots 29 & 30, Blk 34, D.L. 188, Group 1, NWD Plan 4953; Lot 22, Blk 35, D.L. 188, NWD Plan 4953

Rez #08-18B

8839 & 8829 Government Street

Lot 1 Except: Part on Plan with Bylaw file 35822, D.L. 4, Group 1, NWD Plan 12127;  
Lot D Except: Plan 28760. D.L. 4, Plan 16063

Rez #08-18C

8190 Shellmont Street and Ptn. 8160 Forest Grove Drive

Lot 103, D.L. 142, Group 1, NWD Plan 57820; Lot 106, D.L. 142/143, Group 1, NWD Plan 57820

Rez #08-18D

7599 Mission Avenue and 6784 14<sup>th</sup> Avenue

Lot B, D.L. 171, Group 1, NWD Plan LMP42670; Lot 2, D.L. 171, Group 1, NWD Plan LMP51518



Rez #08-18E

5415, 5449, 5477, 5511 Patterson Avenue, 5442, 5484, 5516 Inman Avenue, 4060 Bond Street, Ptn. of Lindsay Avenue

East Half of the North Two-Thirds Lot 31 Except: Parcel "A" (Ref. Pl. 7382), D.L. 34, Group 1, NWD Plan 849; Lots 1 & 2, D.L. 34, Group 1, NWD Plan 22190; East Half of the South Third Lot 31, D.L. 34, Group 1, NWD Plan 849; Lot 2, D.L. 34, Group 1, NWD Plan 18137; West Half of the South Third of Lot 31, D.L. 34, Group 1, NWD Plan 849; West Half of the North One Third Blk 32, D.L. 34, Group 1, NWD Plan 849; Lot B, D.L. 34, Group 1, NWD Plan 18500; south of Bond Street, adjacent and east of Lot B, D.L. 34, Group 1, NWD Plan 18500

Rez #08-18F

6730 Jubilee Avenue

Lot 57, D.L. 152, Group 1, NWD Plan 25680

Rez #08-18G

6466, 6512 Deer Lake Drive

Parcel "A" (Expl. Pl. 9160), D.L. 85, Group 1, Except: East 4.99 ft., NWD Plan 25736; Lot 89, D.L. 85, Group 1, NWD Plan 25736

From: R1, R2 and R5 Residential Districts, C2 Community Commercial District, M3 Heavy Industrial District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the properties into conformance with their intended park/conservation use.

The Advisory Planning Commission advised it supports the rezoning application.

An undated letter was received from Eva Solt, 3 – 5575 Patterson Avenue supporting the rezoning application to include the subject properties in Inman Green Park. Ms. Solt advised that she hopes plans for the park include conservation of existing trees as well as the planting of additional ones.

A letter dated 2008 August 25 was received from Pat Markley, Amble Green Strata Council, 5565 Inman Avenue, Burnaby supporting the rezoning application to include the subject properties in Inman Green Park. The writer, however, expressed concern about the possibility of the park becoming a 'home' for the homeless or a gathering place for prostitutes, drug dealers and their customers.

A letter dated 2008 August 26 was received from Mrs. Chiyoko Inouye, 4052 Bond Street, Burnaby inquiring regarding the following matters relating to rezoning application #08-18E for Inman Green Park:

- How will current vehicle access to her backyard be impacted by the proposed rezoning?
- When will construction on Inman Green Park start and finish?

The writer concluded by seeking clarification regarding potential acquisition of her property.

Mr. Inouye, speaking on behalf of his mother, Mrs. Inouye, 4052 Bond Street, Burnaby appeared before Council re-iterating the concerns and points contained in the previously mentioned letter from his mother.

In response to the speaker, the Director Planning and Building advised that if his mother decides to sell her property at a future date then the City would be interested in acquiring it at fair market value. The Director Planning and Building further advised that he will investigate how current vehicle access to 4052 Bond Street will be impacted by the proposed rezoning.

Arising from discussion, Councillor Dhaliwal was granted leave by Council to introduce the following motion:

MOVED BY COUNCILLOR DHALIWAL:  
SECONDED BY COUNCILLOR EVANS:

“THAT the letter dated 2008 August 26 from Mrs. Chiyoko Inouye, 4052 Bond Street, Burnaby be REFERRED to staff for reply.”

CARRIED UNANAMOUSLY

John Lawrence, 5515 Jersey Avenue, Burnaby appeared before Council regarding rezoning application #08-18E for Inman Green Park. Mr. Lawrence requested that consideration be given to providing a playground or dog walking area in the park. This would attract more people to the park and reduce the likelihood of less desirable activities taking place.

In response to the speaker’s comment, the Director Planning and Building advised that city staff are preparing a concept plan for the park. The plan will be presented to the neighbourhood early next year for review and input.

His Worship, Mayor Derek R. Corrigan noted that the plan for the park will incorporate CPTED principles.

There were no further submissions received regarding Rez. #08-18A-G, Bylaw No. 12493.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing relating to Rez. #08-18A-G, Bylaw No. 12493 be now terminated.”

CARRIED UNANIMOUSLY

4. **“BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 43, 2008” - BYLAW NO. 12494**

Rez #08-23

4331, 4320 Dominion Street and 4405 Norfolk Street

Lot 1, D.L. 70, Group 1, NWD Plan BCP21069, Lot A Except: Firstly; the east 569.25 feet, Secondly; portions in Plan LMP32853, Thirdly; part in Plan BCP21070, D.L. 70, Group 1, NWD Plan 9892, Lot 51 Except: part in Plan BCP21070, D.L. 70 Group 1, NWD Plan 62993

From: CD Comprehensive Development District (C3, C3d, and C3f General Commercial District, P8 Parking District and B2 Suburban Office District)

To: Amended CD Comprehensive Development District (C3, C3d, and C3f General Commercial District, P8 Parking District and B2 Suburban Office District) and in accordance with the development plan entitled “Grand Villa Casino Hotel Exterior Signage” prepared by Karacters Design Group)

The purpose of the proposed zoning bylaw amendment is to permit the installation of skysigns and their inclusion in a modified Comprehensive Sign Plan.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #08-23, Bylaw No. 12494.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #08-23, Bylaw No. 12494 be now terminated.”

CARRIED UNANIMOUSLY

5. **“BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 44, 2008” - BYLAW NO. 12495**

Rez #08-11

7868 Elwell Street

Lot B, D.L. 90, Group 1, NWD Plan 20144

From: R5 Residential District

To: R5b Residential District

The purpose of the proposed zoning bylaw amendment is to permit an increase in the capacity of the current child care centre from a maximum of seven children to a maximum of ten children.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #08-11, Bylaw No. 12495.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #08-11, Bylaw No. 12495 be now terminated.”

CARRIED UNANIMOUSLY

6. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 45, 2008” - BYLAW NO. 12496**

Rez #08-27

7898 North Fraser Way

Lot 2, D.L. 166, Group 1, NWD Plan BCP36851

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 and M5 Light Industrial District and Burnaby Business Park Concept Plan as guidelines and in accordance with the development plan entitled “BBP” prepared by WSB Consulting Structural Engineers)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a new office/industrial building within Burnaby Business Park.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #08-27, Bylaw No. 12496.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR BEGIN:

“THAT this Public Hearing relating to Rez. #08-27, Bylaw No. 12496 be now terminated.”

CARRIED UNANIMOUSLY

7. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 45, 2008” - BYLAW NO. 12497**

Rez #07-57

7030/38/42/54/58/60/62/64 Edmonds Street, 7359 18<sup>th</sup> Street, 7077 18<sup>th</sup> Avenue, 7042 19<sup>th</sup> Avenue, and Ptn of 19<sup>th</sup> Avenue and Edmonds Street Road Allowances

Lot 3, Blk 2, D.L. 95, Group 1, NWD Plan 1981; South Half Lot 4, D.L. 95, Group 1, having a frontage of 33 ft on Mara Road by full uniform depth of said lot and adjoining Lot 3, NWD Plan 1981; Parcel A (By29120E) of Lot 4, D.L. 95, Group 1, NWD Plan 1981; Lot 5, D.L. 95, Group 1, NWD Plan 1981; Lots 160, 161, 162, 163, D.L. 95, Group 1, NWD Plan 29427; Lots 1 & 2, D.L. 95, Group 1, NWD Plan 2485; Strata Lots 1 & 2, D.L. 95, Group 1, NWD Strata Plan NW2340 together with an interest in the common property in proportion to the unit entitlement of the strata lot a shown on Form 1; Lot 23, D.L. 95, Group 1, NWD Plan 1981; Portion of 19<sup>th</sup> and Edmonds Street road allowances.

From: R5 Residential District

To: CD Comprehensive Development District (based on RM4 Multiple Family Residential District, P3 Park and Public Use District and the Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled “Reflections—Burnaby, BC” prepared by Buttjes Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a residential high-rise tower and street fronting townhouses, and to expand Stride Avenue Ravine Park.

The Advisory Planning Commission advised it supports the rezoning application.

A form letter petition was received from Robert, Valerie and Iain Marshall, 1102 – 7088 18<sup>th</sup> Avenue, Burnaby opposing the rezoning application. The text of the petition read as follows:

“This petition is to request the City of Burnaby not to pass the application of rezoning for 7030/38/42/54/58/60/62/64 Edmonds Street, 7359 18<sup>th</sup> Street, 7077 18<sup>th</sup> Avenue, 7042 19<sup>th</sup> Avenue and Portion of 19<sup>th</sup> Avenue and Edmonds Street Road Allowances.

The rezoning is not indicative of zoning changes for the community. Over 220 owners purchased their homes at Park 360 after being told we were the only high-rise zoned for the immediate area. If the City of Burnaby decides to pass the application of rezoning, their decision will affect the views of numerous suites, as well as market values in our building. Not to mention, construction will take away one of the last green areas in our neighbourhood. We invite Ledingham McAllister Communities Ltd. to put forth other ideas of development that would not affect owners of our building.

I/we, the undersigned, are concerned citizens who urge our city leaders to act now to protect the zoning of our community.”

In response to the previously noted form letter petition received from Robert, Valerie, and Iain Marshall, the Director Planning and Building explained the City’s area plan notification policy. The Director Planning and Building further noted that the developer for Park 360 was required to provide purchasers with a copy of the area plan as a part of the disclosure statement. The Director Planning and Building also noted that he has a letter from the developer for Park 360 indicating compliance with the requirement.

Kristie Marsden, 2805 - 7088 18<sup>th</sup> Avenue, Burnaby, Vice President of Park 360 Strata Council appeared before Council and submitted a form letter petition containing 97 signatures from residents of 7088 18<sup>th</sup> Avenue, 7001 and 7021 17<sup>th</sup> Avenue and 5365 Walter Place, Burnaby opposing the rezoning application. The text of the petition is the same as the previously noted petition received from Robert, Valerie and Iain Marshall, 1102 - 7088 18<sup>th</sup> Avenue, Burnaby.

Ms. Marsden advised that when she purchased a unit in Park 360 her realtor did not mention the possibility of additional highrise buildings in the immediate area.

The speaker expressed concern regarding loss of green space and the environmental impact of the proposed development. Ms. Marsden also noted that residents of Park 360 will lose their views and experience a reduction in their property values if this rezoning proposal is approved.

Ms. Marsden concluded by advising that lowrise townhomes or a midrise building would be a more suitable form of development for the subject site.

In response to the speaker’s comments, the Director Planning and Building noted that the proposed development would have a thirteen (13) degree impact on the view of Park 360 residents.

The Director Planning and Building advised that he would provide Ms. Marsden and other interested Park 360 residents with a copy of the letter from the developer of Park 360 indicating that copies of the area plan were provided with disclosure statements.

A letter dated 2008 August 26 was received from Kristie Marsden, 2805 - 7088 18<sup>th</sup> Avenue, Burnaby, Vice President of Park 360 Strata Council, objecting to the rezoning application. Ms. Marsden advised that when owners purchased units in Park 360 they were instructed that their highrise was the only one zoned for the area. The writer also noted that the proposed development will result in a loss of green space. Ms. Marsden concluded by advising views and property values of Park 360 residents will be negatively affected by the development.

A letter dated 2008 August 24 was received from Ahmad Jamsas and Marzieh Varzidehkar, 1909 and 1203 - 7088 18<sup>th</sup> Avenue, Burnaby objecting to the rezoning application. The writers advised that the proposed development will destroy green areas and cause environmental pollution.

Ms. Shi, 207 - 7038 21<sup>st</sup> Avenue, Burnaby appeared before Council expressing concern regarding the proposed development. She noted that light from the proposed development will make it more difficult for her to sleep at night. She also noted that the development will reduce

her view and privacy and result in less sunlight for her building. In addition, the amount of traffic in the area will increase.

Councillor Jordan retired from the Hearing at 9:07 pm.

Reginald Manning, 402 - 7108 Edmonds Street, Burnaby appeared before Council expressing concern regarding the rezoning application. Mr. Manning does not want to see a 29 storey apartment tower especially if it contains rental units.

Councillor Jordan returned to the Hearing at 9:10 pm and took her seat at the Council table.

The speaker concluded by noting that the proposed development will block his sunlight for several hours each afternoon.

Don Mayede, 3201 - 7088 18<sup>th</sup> Avenue, Burnaby appeared before Council emphasizing the importance of including area plan information in disclosure statements.

There were no further submissions received regarding Rez. #07-57, Bylaw No. 12497.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #07-57, Bylaw No. 12497 be now terminated.”

CARRIED UNANIMOUSLY

**ADJOURNMENT**

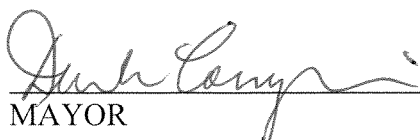
MOVED BY COUNCILLOR BEGIN:  
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:18 p.m.

Confirmed:

  
MAYOR

Certified Correct:

  
ADMINISTRATIVE OFFICER I