

## PUBLIC HEARING

2008 September 30

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

PRESENT: Mayor D.R. Corrigan  
Councillor P. Calendino (*arrived at 8:26 p.m.*)  
Councillor S. Dhaliwal  
Councillor G. Evans  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor L.A. Rankin  
Councillor N. M. Volkow

ABSENT: Councillor G. Begin

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 7:32 p.m.

1. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 47, 2008” - BYLAW NO. 12506**

Rez #08-29

5170 Hastings Street

Lot 11 Except: Part on Plan 22210, Blk “G”, DL 127, Group 1, NWD  
Plan 1254

From: RM3 Multiple-Family Residential District

To: CD Comprehensive Development District (based on RM3 Multiple-Family Residential District, P5 Community Institutional District, and Apartment Study Area ‘B’ as guidelines, and in accordance with the development plan entitled “Elizabeth Fry Society, 5170 Hastings Street. Burnaby, BC” prepared by Gordon MacKenzie Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit use of the two existing apartment buildings on site as transitional and supportive housing for women and children.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2008 September 23 was received from Val MacDonald, Senior’s Services Society, 209-800 McBride Blvd., New Westminster supporting the rezoning application. The writer noted

that the proposed project will provide much needed housing and supports for families in the Burnaby area and allow them to remain in their community. The writer further noted that the Elizabeth Fry Society, the proposed service provider, is responding to the spectrum of resources necessary to prevent homelessness and provide stability in the lives of women and children.

A letter dated 2008 September 29 was received from Wanda and Eric Mulholland, 7476 13<sup>th</sup> Avenue, Burnaby supporting the rezoning application. The writers advised that the proposed project will be a useful contribution to the human resources necessary in building a strong community.

A letter dated 2008 September 26 was received from Peter Fedos, Options: Services to Communities Society, 100 – 6846 King George Highway, Surrey, supporting the rezoning application. The writer noted that the proposed project would provide much needed housing supports for families in the Burnaby area and allow them to remain in their community.

A letter dated 2008 September 30, was received from Soraya VanBuskirk, Newton Advocacy Group Society, 205 – 13588 88<sup>th</sup> Avenue, Surrey supporting the rezoning application. The writer noted the proposed project will provide much needed housing and supports for Burnaby families.

A letter dated 2008 September 30 was received from Pastor Norman Oldham, 206 – 4955 Newton Street, Burnaby supporting the rezoning application. The writer noted there is a need to support women and families so they can have a better life in Burnaby.

Jennifer Young, 5146 Hastings Street, Burnaby appeared before Council expressing concern regarding the rezoning application. Ms. Young noted that the proposed development should include a more permanent form of housing. The speaker also noted that adequate safeguards should be provided to protect women in the proposed facility as well as residents in the surrounding community.

Duffy Nelson, 21 North Fell Avenue, Burnaby appeared before members of Council opposing the rezoning application. Ms. Nelson noted that approximately 40 residents will be displaced from the existing apartment buildings and the current rental vacancy rate in Greater Vancouver is only 0.7%.

The speaker noted that the Riverview site in Coquitlam would be a more suitable location for the proposed facility. She also noted that there is a building a block and a half to the west of the subject site which is empty and for sale.

Claire Wang, 5115 Frances Street, Burnaby, appeared before Council opposing the rezoning application. The speaker expressed concern for the safety of neighborhood residents if this project is approved. She also noted that their quality of life will be compromised and property values will plunge.

The speaker concluded by submitting a petition containing 10 signatures from residents of Frances Street and Hastings Street opposing the rezoning application. The petition, however, was invalid as none of the signatures were provided in accordance with the City's policy for submission of petitions to Council.

Etienne Rheaume, 570 Springer Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker raised crime and security issues and inquired if there would be an increased police presence in the area. The speaker noted the proposed facility is only five blocks from a school and suggested a better location would be closer to Gilmore Avenue and Hastings Street.

Richard Chandra, 116 North Springer Avenue, Burnaby appeared before Council expressing concern for the safety of neighbourhood residents if this project is approved and inquired if there would be an increased police presence in the area. The speaker is also worried about the impact of the facility on surrounding property values. The speaker concluded by seeking clarification regarding the clientele for the facility.

Brian McKinley, 561 Springer Avenue, Burnaby appeared before Council advising that he lives immediately behind the proposed facility. He expressed safety and crime concerns and inquired if there would be on site and off site security or an increased police presence in the area. He also sought clarification regarding the clientele for the facility.

Grace Chandra, 116 North Springer Avenue, Burnaby appeared before Council noting that the proposed facility would provide treatment for high risk people with addictions and expressed concern for the safety of neighbourhood residents. The speaker inquired regarding staffing levels at the facility.

Christin McDowall, 5148 Hastings Street, Burnaby, appeared before Council opposing the rezoning application. The speaker expressed concern for the safety and security of neighbourhood residents and properties. The speaker also noted that if the facility is approved, then property values in the neighbourhood will decline. Ms. McDowall concluded by advising that the facility would not be a positive addition to the neighbourhood.

Stephanie Savidant, 2-5170 East Hastings Street, Burnaby appeared before Council opposing the rezoning application. The speaker noted that she will be forced to move if this proposal is approved. The speaker further advised that she is worried about not being able to find other reasonably priced rental accommodation.

Trevor Oglove, 5148 Hastings Street, Burnaby appeared before Council expressing concern for the safety of the neighbourhood if this rezoning application is approved. The speaker is also worried that property values will decline.

Shawn Bayes, Executive Director, Elizabeth Fry Society of Greater Vancouver, appeared before Council to address issues raised by previous speakers.

Ms. Bayes noted that the proposed facility will be staffed 24-hours a day, seven days a week by workers trained in therapeutic crisis intervention.

Regarding property values, Ms. Bayes advised that studies by Canada Mortgage and Housing Corporation indicate that adjacent property values do not decline when facilities of this nature are established.

In terms of security, the speaker advised that, in her opinion, the proposed facility will not require an increased police presence in the neighbourhood.

Ms. Bayes noted that this facility will have a zero tolerance policy for illegal activity or drug and alcohol use.

\*Councillor Calendino arrived at the Public Hearing at 8:26 and took his seat at the Council table.\*

Bonnie Moriarty, Manager of Housing, Elizabeth Fry Society of Greater Vancouver, appeared before Council advising that if clients prove unsuitable for programs provided at such a facility then a planned discharge would occur.

In response to a query from Council, Ms. Moriarty advised that any neighbourhood complaints regarding clients staying at the facility would be promptly dealt with by facility staff.

In response to a query from Council, the Director of Planning and Building advised that, as part of the rezoning process, the City would need to approve an operational management plan for the facility which would include items such as security, staffing, household rules and neighbourhood liaison processes.

Peter Fedos, Options: Services to Communities Society, 100-6846 King George Highway, Surrey, appeared before Council supporting the rezoning application. The speaker advised that the Elizabeth Fry Society is a skilled organization and the proposed facility is needed in the community.

Claire Wang, 5115 Frances Street, Burnaby again appeared before Council re-iterating her opposition to the rezoning proposal. The speaker noted that sufficient measures are not in place to protect the community and property values in the neighbourhood will decline.

Richard Chandra, 116 North Springer Avenue, Burnaby again appeared before Council advising that the Elizabeth Fry Society is an organization that reaches out to women in the criminal justice system.

Shawn Bayes, Executive Director, Elizabeth Fry Society of Greater Vancouver, again appeared before Council advising that the proposed facility is not designed for women involved in the criminal justice system. The facility would be primarily intended for homeless or about to be homeless women.

Brian McKinley, 561 Springer Avenue, Burnaby again appeared before Council expressing concern regarding the Elizabeth Fry Society's 'no visiting' policy and noted that such a policy could result in people congregating just outside the facility in the laneway near his home.

Mr. McKinley concluded by inquiring if there is a smoking area at the proposed facility.

Mr. Rheume, 570 Springer Avenue, Burnaby again appeared before Council expressing security concerns related to the storage of prescription drugs for clients staying at the proposed facility.

Shawn Bayes, Executive Director, Elizabeth Fry Society of Greater Vancouver, again appeared before Council to address concerns raised by previous speakers.

Ms Bayes noted that the ‘no visiting’ policy for the proposed facility would not result in people congregating just outside the facility. Most visits would likely occur at places such as local coffee shops or malls.

As far as smoking at the facility is concerned, Ms. Bayes noted that a small gazebo will be erected on the lawn for clients to use.

Jennifer Young, 5146 Hastings Street, Burnaby again appeared before Council expressing concern regarding the proposed location of the smoking area for the facility and requested that consideration be given to moving it further back toward the parking lot.

There were no further submissions received regarding Rez. #08-29, Bylaw No. 12506.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #08-29, Bylaw No. 12506 be now terminated.”

CARRIED UNANIMOUSLY

2. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 48, 2008” - BYLAW NO. 12507**

Rez #07-59

1680 and 1710 Gilmore Avenue, 1771, 1779 & 1791 Douglas Road

Lots A & B, D.L. 120, Group 1, NWD Plan 13545, Lot A, D.L. 120, Group 1, NWD Plan 9309, Parcel One (Expl. Plan 12387), D.L. 120, Group 1, NWD Plan 9309 and Lot B Except: Firstly: Part on Expl. Plan 12387 and Secondly: Parcel A (Ref. Plan 30241), D.L. 120, Group 1, NWD Plan 9309

From: M1 Manufacturing District, M5 Light Industrial District and C4 Service Commercial District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District and Brentwood Town Centre Plan guidelines and in accordance with the development plan entitled “Douglas Road – Burnaby” prepared by Hewitt, Kwasnicky Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a high-rise apartment tower with street-facing townhouses within the Brentwood Town Centre Development Plan area.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2008 September 19 was received from Greg Magirescu, 2203-4132 Halifax Street, Burnaby opposing the rezoning application. Mr. Magirescu noted the following points:

- The high densification of the subject site will lead to an increase in noise and traffic volume; the risk to pedestrians will increase as well.
- The proposed 32 storey high rise apartment tower will severely compromise the real estate market value of north facing units of 4132 Halifax Street by significantly blocking site lines to the north.

A letter dated 2008 September 29 was received from Karim Nathoo, Monte Cristo Bakery, 1739 Douglas Road, Burnaby expressing concern regarding the rezoning application. The writer advised that the proposed project will seriously interrupt and hamper his company's operations and growth.

A letter dated 2008 September 30 was received from Cindy DePaoli, 4080 Grant Street, Burnaby expressing concern regarding the rezoning application. The writer noted the following points:

- The proposed development will increase traffic in the area.
- Consideration should be given to including a small commercial component in the project; this might keep residents from driving their cars to other grocery stores or coffee shops.

The writer concluded by inquiring as to how the proposed development will affect her property taxes.

Theresia Boerkamp, 503-4353 Halifax Street appeared before Council advising that the proposed development will increase traffic in this already congested area. The speaker expressed traffic safety concerns regarding the Douglas Road/Halifax Street intersection and the narrow portion of Halifax Street just east of Gilmore Avenue.

\*Councillor Calendino retired from the Public Hearing at 9:58 p.m.\*

Ms. Boerkamp also noted that consideration should be given to synchronizing the traffic lights on the Lougheed Highway.

\*Councillor Calendino returned to the Public Hearing at 10:02 p.m. and took his seat at the Council table.\*

John Dorsey, 4132 Halifax Street, Burnaby appeared before Council opposing the rezoning application. Mr. Dorsey noted the following points:

- The subject property has been zoned for succession medium density residential development in the Brentwood Town Centre Plan; why the sudden change to the highest density housing in Burnaby?
- Vehicle access to the subject site will be taken from Halifax Street; this will only add to the existing congestion on Halifax Street.
- Improvements should be made to the Gilmore/Halifax corner.

Mr. Dorsey noted that the residents of 4132 Halifax Street are not opposed to redevelopment of this area. They just want to see a well thought-out neighbourhood friendly plan brought forward.

Mr. Dorsey concluded by submitting a petition containing 82 signatures from residents of 4132 Halifax Street and 2 signatures from residents of 111<sup>th</sup> Avenue, Surrey and Pendrell Street, Vancouver, opposing the rezoning application. Only 23 of these signatures were provided in accordance with the City's policy for submission of petitions to Council.

The text of the petition read as follows:

“We, the undersigned residents of 4132 Halifax Street are strongly opposed to BURNABY ZONING BYLAW NO. 1965, AMENDMENT BYLAW NO. 48, 2008 – BYLAW NO. 12507.

The Brentwood Town Centre Development Plan and Burnaby's Official Community Plan have designated this land as Residential (Medium Density – NOT as Residential (High Density). A 32 storey apartment building will ruin many views, lead the way for further towers and cause many traffic issues on Halifax Street.

Please let your opposition to this application be known by signing below.”

Greg Magirescu, 2203 – 4132 Halifax Street, Burnaby appeared before Council opposing the rezoning application. Mr. Magirescu noted the following points:

- He purchased his condominium unit based on a community plan which designated the subject site for medium density development.
- If the proposed development is approved then traffic congestion on Halifax will increase and his property value will decrease.

The speaker concluded by asking if a traffic pattern study has been done in the area.

In response to the speaker's query, the Director Planning and Building advised that City staff conducted a traffic review and believe that traffic generated by the proposed development will be more than met by proposed improvements to the adjacent road system.

In response to a query from Council, the Director Planning and Building advised that in the community plan for the Brentwood area the subject site is designated for succession residential development with latitude as to level of density.

Mr. Hernandez, 4080 Grant Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker raised a variety of issues including the following:

- Traffic on Douglas Road needs to be slowed down.
- There is a lack of pedestrian sidewalks in the area.
- The adequacy and safety of bike routes in the area should be reviewed.

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

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR EVANS:

“THAT the issues raised by Mr. Hernandez be REFERRED to the Transportation Committee for review.”

CARRIED UNANIMOUSLY

Christine Modder, 2003 – 4132 Halifax Street, Burnaby appeared before Council advising that she previously received documentation from the Planning Department indicating the subject site was designated for medium density residential development.

Carmen Ortega, 905 – 4132 Halifax Street, Burnaby appeared before Council expressing concern regarding the rezoning proposal. Ms. Ortega noted the following points:

- The proposed development will increase traffic congestion on Halifax Street.
- The Halifax Street/Gilmore Avenue intersection needs to be improved.
- An adequate traffic study of the area should be done.

\*Councillor Rankin retired from the Public Hearing at 10:22 p.m. and did not return.\*

The speaker concluded by advising that she does not support the density bonus for the subject development.

Ms. Coll, 4132 Halifax Street, Burnaby appeared before Council expressing concern regarding the rezoning proposal. The speaker advised that when she purchased her condominium unit she reviewed a plan which indicated a less dense form of development for the subject site.

The speaker also noted the following points:

- The proposed development will worsen traffic congestion on Halifax Street.
- The reduced parking requirement for the development will worsen the existing parking problem.
- A traffic pattern study of the area should be done.
- Consideration should be given to designating the west end of Halifax Street at Gilmore Avenue for one way westbound traffic only.

\*Councillor Evans retired from the Public Hearing at 10:33 p.m. and did not return.\*

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing do now recess.”

CARRIED UNANIMOUSLY

The Public Hearing recessed at 10:35 p.m.



MOVED BY COUNCILLOR VOLKOW:  
SECONDED BY COUNCILLOR CALENDINO:

“THAT the Public Hearing do now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 10:47 p.m. with Councillors Begin, Evans and Rankin absent.

Ms. Coll, 4132 Halifax Street, Burnaby appeared before Council reiterating her request that consideration be given to designating the narrow portion of Halifax Street just east of Gilmore Avenue for one way westbound traffic only.

His Worship, Mayor Corrigan advised that this matter would be included in the issues to be reviewed by the Transportation Committee.

John O’Donnell, Vice President, Ledingham McAllister, 1285 West Pender Street, Vancouver, the rezoning applicant, advised that he is available to answer questions from Council.

Dave McCulloch, 603-4132 Halifax Street, Burnaby appeared before Council advising that he purchased his condominium with the understanding that the subject site was designated for low rise buildings. The speaker also expressed concern regarding traffic in the area.

John Dorsey, 1603 – 4132 Halifax Street, Burnaby again appeared before Council advising that he is in possession of documentation noting that the subject site is designated for medium density development.

Ms. Coll, 4132 Halifax Street, Burnaby again appeared before Council expressing concern regarding apparently conflicting information concerning the designated density for the subject site.

MOVED BY COUNCILLOR JORDAN:  
SECONDED BY COUNCILLOR JOHNSTON:

“THAT staff prepare a report regarding the issues raised at the Public Hearing for rezoning #07-59, Bylaw No. 12507.”

CARRIED UNANIMOUSLY

Bernie Dirks, 1531 Douglas Road, Burnaby, appeared before Council requesting that consideration be given to implementing measures to discourage drivers from using Douglas Road as a short cut to avoid congestion on main arteries.

Greg Magirescu, 2203 – 4132 Halifax Street, Burnaby, again appeared before Council advising that the rezoning proposal should be reviewed to address traffic flow concerns. He also noted the design element of the project should be reviewed as the proposed building is incongruous with the landscape.

Mr. Hernandez, 4080 Grant Street, Burnaby, again appeared before Council advising that consideration should be given to including a commercial component in the proposed project. He also noted that the apartment tower should be lower.

There were no further submissions received regarding Rez. #07-59, Bylaw No. 12507.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #07-59, Bylaw No. 12507 be now terminated.”

CARRIED UNANIMOUSLY

3. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 49, 2008” - BYLAW NO. 12508**

Rez #07-56

380 Ellesmere Avenue

Lot 7, Block 77, D.L. 127, Group 1, NWD Plan 4953

From: R4 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Apartment Study Area B guidelines, and in accordance with the development plan entitled “5-Unit Townhouse Development, 380 Ellesmere, Burnaby, B.C.” prepared by Matthew Cheng Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-unit infill townhouse development with under-building parking.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #07-56 Bylaw No. 12508.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #07-56, Bylaw No. 12508 be now terminated.”

CARRIED UNANIMOUSLY

**ADJOURNMENT**

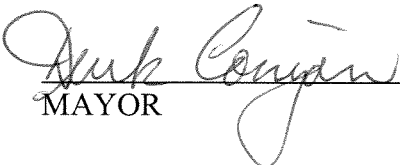
MOVED BY COUNCILLOR CALENDINO:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 11:22 p.m.

Confirmed:

  
MAYOR

Certified Correct:

  
ADMINISTRATIVE OFFICER I