

## PUBLIC HEARING

2009 June 02

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2009 June 2 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan, in the Chair  
Councillor S. Dhaliwal (*arrived at 7:35 p.m.*)  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor P. McDonell  
Councillor N. M. Volkow

ABSENT: Councillor P. Calendino  
Councillor R. Chang  
Councillor A. Kang

STAFF: Mr. Lou Pelletier, Deputy Director Planning and Building  
Mr. Sid Cleave, Administrative Officer

The Public Hearing was called to order at 7:30 p.m.

1. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 19, 2009” - BYLAW NO. 12647**

Rez #07-48

6655 and 6669 Kingsway

Lot 7 Except: Part red on Plan with Bylaw filed 30078, Blk 8, D.L. 96, Group 1, NWD Plan 1194; Lot 8 Except: Part red on Plan with Bylaw filed 30078, Blk 8, D.L. 96, Group 1, NWD Plan 1194 and Lot A Except: Part on Plan with Bylaw filed 30078, D.L. 96, Group 1, NWD Plan 3522

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Sperling Avenue” prepared by Buttjes Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 180-unit high-rise apartment and street fronting townhouse development with full underground parking.



The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2009 Jun 02 was received from Nikei Seniors Health Care and Housing Society, the operator of two seniors' residences at 6680 and 6677 Southoaks Crescent. The writer noted the proposed rezoning application will result in Kingsway and Sperling Avenue being widened along the frontage of the subject site. In light of this, the writer requested the timing on the crosswalk be longer so residents in the seniors' residences will have more time to cross the wider road.

Bob Semerdjian, #1404-6659 Southoaks Crescent, Burnaby appeared before Council seeking clarification regarding the proposed widening of Kingsway in conjunction with this rezoning application.

*\* Councillor Dhaliwal arrived at the Public Hearing at 7:35 p.m. \**

The Deputy Director Planning and Building advised this proposal takes an additional dedication of road right of way on the Kingsway frontage but it will not be used for road purposes.

There were no further submissions received in connection with this application for rezoning.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez #07-48 Bylaw #12647 be now terminated.”

CARRIED UNANIMOUSLY

**2. “BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 20, 2009” - BYLAW NO. 12648**

Rez #07-60

7183, 7189, 7195 Sixteenth Avenue

Lot 188, D.L. 95, Group 1, NW PL 36549  
Parcel A (J94157E) Lot 75 and Parcel A (428211E) of Lot 74 Except: Part subdivided by Plan 36459, D.L. 95, Group 1, NWD Plan 1152

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Proposed Townhouse Development” prepared by Kenneth King Architect)



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

The Advisory Planning Commission advised it supports the rezoning application.

William Chow, 7521 16<sup>th</sup> Street, Burnaby appeared before Council expressing concern regarding the rezoning application.

The speaker raised the following points and issues:

- Water drainage from the subject site may potentially flood his property.
- The proposal will not retain any vegetation; it will change the environmental friendly nature of the area.
- Only 2 visitor parking spaces are proposed; this is not enough.
- Enclosed garages may be used for storage.
- 16<sup>th</sup> Avenue is too narrow for on-street parking.
- The height of the proposed development may negatively impact his privacy.
- The proposed development may reduce the value of surrounding properties.
- 16<sup>th</sup> Avenue and the lane to the north of the subject site should not be closed.

A copy of Mr. Chow's submission is on file in the Office of the City Clerk.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT staff prepare a report responding to the issues raised at the public hearing regarding Rez. 07-60, Bylaw No.12648.”

CARRIED UNANIMOUSLY

John Axford, 7178 16<sup>th</sup> Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application.

Mr. Axford noted the following points:



- Opposed to piecemeal development of the area; prefers a complete development package for the whole area.
- If this project is approved then it will become even more difficult to find a parking spot on 16<sup>th</sup> Avenue.
- The project contains only 2 visitor parking spaces; this is not enough.
- The issue of fire truck access to 16<sup>th</sup> Avenue should be addressed.

Mr. Skific, son of the owner of 7188 16<sup>th</sup> Avenue, Burnaby appeared before members of Council, on behalf of his father, expressing concern regarding the rezoning application.

The speaker noted the following points:

- If this project is approved then it will become even more difficult to find a parking spot on 16<sup>th</sup> Avenue.
- 16<sup>th</sup> Avenue is not wide enough to accommodate parking and one lane of traffic in each direction.
- Proposed garbage handling facilities for the development may attract raccoons.
- The proposed height of the development may result in a loss of privacy for adjacent properties and decrease their value as well.

In response to Mr. Skific's comments the Deputy Director Planning and Building noted the following points:

- 16<sup>th</sup> Avenue will accommodate one lane of the traffic in each direction; parking will be allowed on the south side of the street only.
- The proposed garbage handling facilities for the development will be in a fenced off, screened area.

Kenneth King, project architect, 1931 Holdom Avenue, Burnaby, appeared before Council advising he is available to answer any questions Council may have regarding the rezoning application.

David Chang, 7167 16<sup>th</sup> Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application.

Mr. Chang noted the following points:



- 16<sup>th</sup> Avenue is a narrow street and finding a parking spot on the street will become even more difficult if this project is approved.
- The proposed development should have more than 2 visitor parking spaces.
- Garbage handling facilities for the proposed development may attract raccoons.

William Chow, 7521 16<sup>th</sup> Street, Burnaby again appeared before Council acknowledging that a covenant will prohibit enclosed parking spaces on the subject site from being used for storage. He noted, however, this would be a difficult matter to enforce.

There were no further submissions received in connection with this application for rezoning.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOKOW:

“THAT this Public Hearing relating to Rez. #07-60, Bylaw No. 12648 be now terminated.”

CARRIED UNANIMOUSLY

**3. “BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 18, 2009” - BYLAW NO. 12627**

Text Amendment

The purpose of the proposed text amendment is to permit the keeping of bees under specific regulations within defined residential and agricultural zoning districts.

The Advisory Planning Commission advised it supports the text amendment.

Alan Gar, 2750 West 14<sup>th</sup> Avenue, Vancouver, President, Richmond Bee Keepers Association, appeared before Council supporting the text amendment. The speaker noted bee keeping is an integral part of urban agriculture and beneficial to the environment.

*\*His Worship, Mayor Derek R. Corrigan retired from the Hearing at 8:37p.m. and did not return. Acting Mayor, Councillor Jordan assumed the Chair\**

Janice Bobic, 990 Cliff Avenue, Burnaby appeared before Council supporting the text amendment. The only concern expressed by the speaker related to landscape companies who may not be aware of the Burnaby bylaw prohibiting the use of cosmetic pesticides.

Axel Krause, 96B Glover Avenue, New Westminster appeared before Council supporting the text amendment. Mr. Krause advised he is a teacher at New Westminster



Secondary School and New Westminster School Board previously approved a proposal for four beehives on the roof of the school.

Jackie Buncie, #505-7151 Edmonds Street, Burnaby, an apiary inspector for the BC Ministry of Agriculture and Lands, appeared before Council supporting the text amendment. The speaker advised the ministry promotes good bee keeping practices and provides bee keeping courses.

There were no further submissions received regarding Text Amendment, Bylaw No. 12627.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Text Amendment Bylaw #12627 be now terminated.”

CARRIED UNANIMOUSLY

**ADJOURNMENT**

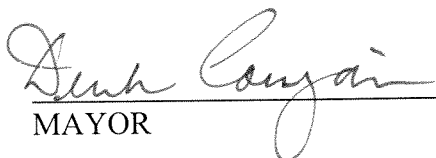
MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:55 p.m.

Confirmed:

  
MAYOR

Certified Correct:

  
ADMINISTRATIVE OFFICER I