

PUBLIC HEARING

2009 September 22

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2009 September 22 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan
Councillor P. Calendino
Councillor R. Chang
Councillor S. Dhaliwal
Councillor D.N. Johnston
Councillor C. Jordan
Councillor A. Kang
Councillor P. McDonell
Councillor N.M. Volkow

STAFF: Mr. Basil Luksun, Director Planning and Building
Mr. Sid Cleave, Administrative Officer

The Public Hearing was called to order at 7:31 p.m.

1. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 40, 2009” - BYLAW NO. 12689**

Rez #09-12

4700 Imperial Street

Lot 1, D.L.99, Grp. 1, NWD Plan BCP6963

From: CD Comprehensive Development District (based on P2 Administration and Assembly District)

To: C2 Community Commercial District

The purpose of the proposed zoning bylaw amendment is to permit the development of a commercial building in line with the provisions of the C2 Community Commercial District.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #09-12, Bylaw No. 12689.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #09-12, Bylaw No. 12689 be terminated.”

CARRIED UNANIMOUSLY

2. **“BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 34, 2009” - BYLAW NO. 12683

Rez #09-11a

8549 Armstrong Avenue, Ptn. of 8620 & 8646 Elks Avenue

Lot 7 Except: Part dedicated Road on Plan 63031, Blk 2, D.L. 11, Grp. 1, NWD Plan 3045; Ptn. of Lot 102, D.L. 11, Grp. 1, NWD Plan 36311; Ptn. of Lot 110, D.L. 11, Grp. 1, NWD Plan 63031

From: R3, R4 and R5 Residential Districts

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their designated school use.

The Advisory Planning Commission advised it supports the rezoning application.

Phyllis Kasper, 7609 Coldicutt Street, Burnaby, appeared before Council inquiring if the rezoning application includes construction of a road.

In response to the speaker’s inquiry, the Director Planning and Building advised the rezoning application does not include construction of a road.

There were no further submissions received regarding Rez. #09-11a, Bylaw No. 12683.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing relating to Rez. #09-11a, Bylaw No. 12683 be terminated.”

CARRIED UNANIMOUSLY

3. **“BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 35, 2009” - BYLAW NO. 12684

Rez #09-11b

Ptn. of 6896 Aubrey Street, 6845 Charles Street, 6869 Lane allowance

Ptn. of Lot 210, D.L. 132, Grp. 1, NWD Plan 31754; Lot 260, D.L. 132, Grp. 1, NWD Plan 34498; Lot 254, D.L. 132, Grp. 1, NWD Plan 33203

From: R3, R4 and R5 Residential Districts

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their designated school use.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #09-11b, Bylaw No. 12684.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing relating to Rez. #09-11b, Bylaw No. 12684 be terminated.”

CARRIED UNANIMOUSLY

**4. “BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 36, 2009” - BYLAW NO. 12685**

Rez #09-11c

4595 Imperial Street

Lot “F” D.L.’s 152 & 153, Grp. 1, NWD Plan 12269

From: R3, R4 and R5 Residential Districts

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their designated school use.

The Advisory Planning Commission advised it supports the rezoning application.

Tammy Yau, 6750 Dow Avenue, Burnaby, appeared before Council expressing concern regarding traffic congestion in the lane behind her apartment building caused by people in cars picking up or dropping off their children at Maywood Community School. The speaker noted that tenants living at 6750 Dow Avenue experience difficulty entering and exiting the lane during these peak congestion periods.

In response to Ms. Yau’s comments, the Director Planning and Building advised that he would contact her to explore ways to address her concern.

There were no further submissions received regarding Rez. #09-11c, Bylaw No. 12685.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR KANG:

“THAT this Public Hearing relating to Rez. #09-11c, Bylaw No. 12685 be terminated.”

CARRIED UNANIMOUSLY

5. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 37, 2009” - BYLAW NO. 12686**

Rez #09-14a

4720 Neville Street, 4745 and 4691 Portland Street, Ptn. of Portland Street and Ptn. of unopened lane right-of-way south of Clinton Street (Gray Creek Ravine Park)

Lot 2, D.L. 157, Grp. 1, NWD Plan 4022; Parcel ‘A’ (Explanatory Plan 12889), Lot 3, Plan 3475 and of Lot ‘F’, Plan 12996, D.L. 157, Grp. 1, NWD; Lot 2, D.L. 157, Grp. 1, NWD Plan BCP23117

From: R2 Residential District, A1 Agricultural District, M3a Heavy Industrial District, and CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the subject City owned properties into conformance with the approved park use designation.

The Advisory Planning Commission advised it supports the rezoning application.

A memorandum dated 2009 September 21 was received from Director Planning and Building regarding this rezoning application. For the record, this memorandum read as follows:

“The 2009 September 22 report to Council regarding the rezoning of the subject City owned lands for Grey Creek Ravine indicated that the private property at 4688 Neville Street was within the overall Parkland Acquisition Program. In fact, only a small portion of this property is designated for future acquisition for inclusion within Gray Creek Ravine Park, as indicated on the revised Sketches #1 and #2.

This information is for the Public Hearing record.”

Victoria Acheson, 4744 Neville Street, Burnaby, appeared before Council advising that Gray Creek Ravine Park is an ecologically sensitive area. The speaker inquired regarding plans for foot paths or public access to the subject properties.

In response to the speaker's inquiry, the Director Planning and Building advised that he is not aware of any proposed development plans for the park at this time. He further advised the standard practice of the parks department is to conduct a public consultation process regarding proposed development plans for city parks.

The speaker concluded by encouraging the City to consider establishing park and public use district sub-categories for conservation areas or ecologically sensitive areas.

Donald Flanagan, 4688 Neville Street, Burnaby, appeared before Council inquiring as to why his property is included in the parkland acquisition program.

In response to the speaker's inquiry, the Director Planning and Building advised the easterly portion of 4688 Neville Street has been in the parkland acquisition program since 1973 due to it's proximity to the top of the ravine bank.

Councillor Dhaliwal, as Chair of Parks, Recreation and Culture Commission, advised that he would further review the rationale for including 4688 Neville Street in the parkland acquisition program.

There were no further submissions received regarding Rez. #09-14a, Bylaw No. 12686.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR KANG:

“THAT this Public Hearing relating to Rez. #09-14a, Bylaw No. 12686 be terminated.”

CARRIED UNANIMOUSLY

6. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 38, 2009” - BYLAW NO. 12687**

Rez #09-14b

7500 Wiggins Street, 7920 Prairie Street, Ptn. of Prairie Street unopened road right-of way and 7700 North Fraser Way (Marshland Avenue Bog Forest)

Lot 3, D.L. 155B and 155C, Grp. 1, NWD Plan LMP39018; Lot 2, D.L. 155C, Grp. 1, NWD Plan BCP4735; Lot 4, Except: Part Dedicated Road on Plan BCP8603, D.L. 155C and 166, Grp. 1, NWD Plan LMP39018

From: R2 Residential District, A1 Agricultural District, M3a Heavy Industrial District, and CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the subject City-owned properties into conformance with the approved park use designation.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #09-14b, Bylaw No. 12687.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #09-14b, Bylaw No. 12687 be terminated.”

CARRIED UNANIMOUSLY

7. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 39, 2009” - BYLAW NO. 12688**

Rez #09-14c

Part Shown “Park” on Plan 14575 (Kaymar Creek Ravine Park) – The subject property is on the north side of Carson Street, west of Kaymar Drive and immediately to the south of 7925 Kaymar Drive.

From: R2 Residential District, A1 Agricultural District, M3a Heavy Industrial District and CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the subject City-owned properties into conformance with the approved park use designation.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2009 September 11 was received from Raymond and Elsie Cox, 7912 Kaymar Drive, Burnaby, supporting the rezoning application.

Burdena Shea, 7925 Kaymar Drive, Burnaby, appeared before Council seeking clarification regarding the rezoning application. The speaker inquired regarding the matter of road closures.

In response to the speaker’s inquiry, the Director Planning and Building advised Kaymar Drive is not being closed. The Director Planning and Building further noted there are no plans to open the cul-de-sac.

The speaker concluded by asking if the consolidated park will be conservation and nature oriented or more like Stanley Park with parking lots and trails.

The Director Planning and Building replied to the speaker by advising that, in general, south creek ravine parks are very nature oriented.

There were no further submissions received regarding Rez. #09-14c, Bylaw No. 12688.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #09-14c, Bylaw No. 12688 be terminated.”

CARRIED UNANIMOUSLY

8. “BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 41, 2009” - BYLAW NO. 12690

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to provide clarification and improvements to the wording of the bylaw regarding Commercial Schools in the C4 District and Learning Centres.

The Advisory Planning Commission advised it supports the text amendment.

There were no further submissions received regarding text amendment Bylaw No. 12690.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing for Text Amendment Bylaw No. 12690 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

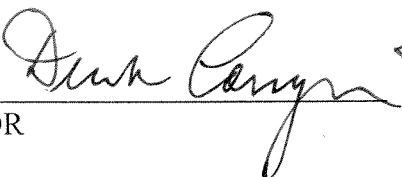
MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:10 p.m.

Confirmed:


MAYOR

Certified Correct:


ADMINISTRATIVE OFFICER I