

## PUBLIC HEARING

2009 April 28

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2009 April 28 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan, in the Chair  
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  
Mrs. Eva Prior, Records Clerk

The Public Hearing was called to order at 7:33 p.m.

1. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 12, 2009” - BYLAW NO. 12618**

Rez #07-14

4025, 4039 & 4047 Dominion Street & a portion of the abutting lane

Lots 11, West Half 10, East Half 10, Blk 33, D.L. 69, Group 1, NWD Plan 1321

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Community Plan Eight guidelines and in accordance with the development plan entitled “4025 Dominion Street” prepared by Matthew Cheng Architect Inc.).

The purpose of the proposed zoning bylaw amendment is to permit the construction of an 18-unit stacked townhouse development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Robert Yu, 4040 Dominion Street, Burnaby appeared before Council opposing the rezoning application. The speaker noted the height of the proposed development would obstruct his view. The speaker also expressed concern regarding the density of the development noting it will contain 18 units.

Garry Liu, 4062 Dominion Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker advised the rezoning report noted the tree survey indicated no trees were suitable for retention and inquired if the survey referred to the subject site of the proposed urban trail.

In response to the speaker's inquiry, the Director Planning and Building advised the survey referred only to the subject site.

Mr. Liu concluded by noting road upgrading and improvements should extend along the whole block of Dominion Street instead of only along the frontage of the subject site.

*\* Councillor Chang retired from the Council Chamber at 7:55 p.m.\**

Osamu Oya, 4057 Dominion Street, Burnaby appeared before Council opposing the rezoning application. The speaker noted the proposed development will make it more difficult for him to find a parking spot on the street in front of his home.

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

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing relating to Rez. #07-14, Bylaw No. 12618 be now terminated.”

CARRIED UNANIMOUSLY

2. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 13, 2009” - BYLAW NO. 12619**

Rez #08-31

5895 Trapp Avenue

Lot 11, D.L. 155, Group 1, NWD Plan BCP17915

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan

entitled “Trapp Avenue Multi-Tenant Building” prepared by WSB Consulting Structural Engineers).

The purpose of the proposed zoning bylaw amendment is to permit the development of a multi-tenant light industrial office/warehouse building.

The Advisory Planning Commission advised it supports the rezoning application.

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

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing relating to Rez. #08-31, Bylaw No. 12619 be now terminated.”

CARRIED UNANIMOUSLY

3. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 14, 2009” - BYLAW NO. 12620**

Rez #09-01

9500 Glenlyon Parkway

Lot 1, D.L. 165, Group 1, NWD Plan BCP36073

From: CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled “Ritchie Bros. Auctioneers Skysign” prepared by Pattison Sign Group)

The purpose of the proposed zoning bylaw amendment is to permit the installation of a skysign.

The Advisory Planning Commission advised it supports the rezoning application.

Justin Phillet, Ritchie Brothers Auctioneers, 6500 River Road, Richmond, B.C., the occupant of the subject site, appeared before Council to answer any questions Council may have.

In response to a query from Council, the Director Planning and Building advised the proposed skysign measures 113.34 square feet in size.

*\*Councillor Chang returned to the Council Chamber at 8:06 p.m. and took his seat at the Council table.\**

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 relating to Rez. #09-01, Bylaw No. 12620 be now terminated.”

CARRIED UNANIMOUSLY

**4. “BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 15, 2009” - BYLAW NO. 12621**

Rez #09-03a

9041 Eastlake Drive

Lot 95, D.L. 4, Group 1, NWD Plan 38739

From: CD Comprehensive Development District and R2 Residential District

To: P3 Park and Public Use District

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

The Advisory Planning Commission advised it supports the rezoning application.

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 relating to Rez. #09-03a, Bylaw No. 12621 be now terminated.”

CARRIED UNANIMOUSLY

**5. “BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 16, 2009” - BYLAW NO. 12622**

Rez #09-03b

Ptn. of 4800 Riverbend Drive

Ptn. of Lot 1, D.L. 167, Group 1, NWD Plan BCP19147, Except: Part Dedicated Road on Plan BCP31029

From: CD Comprehensive Development District and R2 Residential District

To: P3 Park and Public Use District

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

The Advisory Planning Commission advised it supports the rezoning application.

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

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR JORDAN:

“THAT this Public Hearing relating to Rez. #09-03b, Bylaw No. 12622 be now terminated.”

CARRIED UNANIMOUSLY

6. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 17, 2009” - BYLAW NO. 12623**

Rez #09-03c

Ptn. of 7095 – 14<sup>th</sup> Avenue

Ptn. of Parcel “C” (Bylaw Plan 47861), D.L. 53, Group 1, NWD Plan 3037

From: CD Comprehensive Development District and R2 Residential District

To: P3 Park and Public Use District

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

The Advisory Planning Commission advised it supports the rezoning application.

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

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR JORDAN:

“THAT this Public Hearing relating to Rez. #09-03c, Bylaw No. 12623 be now terminated.”

CARRIED UNANIMOUSLY

7. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 9, 2009” - BYLAW NO. 12609**

Rez #09-02

3405 Willingdon Avenue

Lot 1, D.L. 71, Group 1, NWD Plan LMP12752

From: P6 Regional Institutional District

To: CD Comprehensive Development District (based on P6 Regional Institutional District and B2 Urban Office District guidelines and in accordance with the comprehensive development plan entitled “3405 Willingdon Avenue” and “Attachment A – Development Guidelines”, dated 2009 February 24, prepared by the City of Burnaby.)

The purpose of the proposed zoning bylaw amendment is to provide a basis for future amendment CD zoning approval for new development or change of use and to permit existing conforming uses and development on the subject site.

At the Public Hearing held 2009 March 24 Council adopted a motion to adjourn the Public Hearing for Rezoning Reference #09-02, Bylaw No. 12609 to 2009 April 28 at 7:30p.m. in the Council Chamber at Burnaby City Hall, 4949 Canada Way, Burnaby, BC. The Public Hearing will now continue.

Email letters supporting the rezoning application were received from Minnie Poon, Pandora Cheung and Lorraine Tam, on behalf of Evelina and Joseph Grosso.

Letters supporting the rezoning application were received from:

Terrence Harrigan, 5703 Eglinton Street, Burnaby  
Tuan Hi Wong, 5150 Willingdon Avenue, Burnaby  
Amy Smith, #407-3760 Albert Street, Burnaby  
Gordon World, 7478 Sandborne Avenue, Burnaby  
Rowan Keegan-Henry, 4533 Elmgrove Drive, Burnaby  
Muriel Ellerman, #208-3896 Laurel Street, Burnaby  
Sien Wan-Lim, 3806 Elmwood Street, Burnaby

A letter was received from Diana Mumford, Chair, Burnaby Board of Education, 5325 Kincaid Street, Burnaby advising that the Board supports the rezoning application.

Petitions were received containing 3 signatures from Burnaby residents supporting the rezoning application.

Beata Chami, 3710 Kalyk Avenue, Burnaby appeared before Council supporting the rezoning application and requesting updated information regarding the status of the application.

His Worship, Mayor Corrigan advised that if Council terminates the public hearing for the rezoning application this evening then Council will vote on second reading of the proposed zoning bylaw amendment at the next Council meeting.

Diane Gillis, 6675 St. Charles Place, Burnaby appeared before Council supporting the rezoning application and expressing appreciation to Council for opposing construction of a prison on the subject site.

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

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR CALENDINO:

"THAT this Public Hearing relating to Rez. #09-02, Bylaw No. 12609 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 8:30 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I