

PUBLIC HEARING

2010 May 18

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2010 May 18 at 7:00 p.m.

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

ABSENT: Councillor C. Jordan

STAFF: Mr. Basil Luksun, Director Planning and Building
Mr. Lambert Chu, Director Engineering
Mr. John Cusano, Deputy Chief Building Inspector
Mr. Sid Cleave, Administrative Officer 1

The Public Hearing was called to order at 7:05 p.m.

1. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 14, 2010” - BYLAW NO. 12785**

Rez #04-47

3871 Pandora Street

Lot 1, D.L. 186, Group 1, NWD Plan LMP30660

From: R5 Residential District, CD Comprehensive Development District (based on P1 Neighbourhood Institutional District)

To: CD Comprehensive Development District (based on P5 Community Institutional District and in accordance with the development plan entitled “St. Helen’s Elementary School, 3871 Pandora Street, Burnaby” prepared by KMBR Architects Planners Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of two new school classroom wings, increase student enrolment, and bring the zoning of the overall site into compliance with its existing and intended uses.

This rezoning application was withdrawn from the agenda prior to the public hearing.

2. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 15, 2010” - BYLAW NO. 12786**

Rez #09-17

5686 Laurel Street, Ptn. of 5780 Laurel Street and 5630 Fulwell Street

Lot 29, D.L. 76, Group 1, NWD Plan 39661, Portion of Lot A, D.L. 76, Group 1, NWD Plan BCP25874, Lot 70, D.L. 74 and 76, Group 1, NWD Plan 28899

From: R5 Residential District

To: M2 General Industrial District

The purpose of the proposed zoning bylaw amendment is to bring the subject properties into conformance with their designated use as a public works yard.

The Advisory Planning Commission advised it supports the rezoning application.

Tazim Correia, 5676 Laurel Street, Burnaby appeared before Council opposing the rezoning application. Mrs. Correia does not want her property surrounded by industrial properties as this will reduce the value of her property.

Norman Dawson, 3490 Douglas Road, Burnaby appeared before Council expressing concern regarding the environmental impact of the rezoning proposal particularly the loss of trees and wildlife. The speaker concluded by urging Council to preserve the natural environment.

Hiro Tsujimoto, 5745 Laurel Street, Burnaby appeared before Council opposing the rezoning application. The speaker noted the following points:

- smell from garbage trucks fouls the air and garbage attracts mice and rats.
- residential zoning should be retained; move the works yard to a more suitable area of Burnaby.

Brian Correia, 5676 Laurel Street, Burnaby appeared before Council opposing the rezoning application. The speaker noted the following points:

- providing additional parking area will create further drainage and flooding issues for adjacent properties.
- residential zoning should be retained.
- the proposed industrial zoning will devalue adjacent residential properties.
- as much green space as possible should be preserved.
- conflicts between pedestrians and trucks and other vehicular traffic must be addressed.

Sherry Taylor, 5678 Laurel Street, Burnaby appeared before Council opposing the rezoning application. Ms. Taylor noted the following points:

- trees and green space for wildlife should be preserved.
- smell from garbage trucks fouls the air and garbage attracts mice and rats as well.

- speeding trucks endanger pedestrians.
- drug activity in the area should be addressed.
- move the works yard to another area of the City; preserve this land as park or build homes on it.

The speaker concluded by submitting a petition containing 18 signatures from residents of Douglas Road, Laurel Street, Godwin Avenue and Hyde Street opposing the rezoning application.

The text of the petition read as follows:

“We the undersigned are opposed to rezoning #09-17 at 5686 Laurel Street, portion of 5780 Laurel Street and 5630 Fulwell Street, Burnaby, B.C.”

Norman Dawson, 3490 Douglas Road, Burnaby again appeared before Council expressing concern regarding the rezoning application. The speaker provided copies of two pictures to illustrate his concern: the first picture showed the current beautiful natural setting; the second one showed a wire fence and trucks. The speaker concluded by reiterating the importance of preserving the natural environment.

Brian Correia, 5676 Laurel Street, Burnaby again appeared before Council opposing the rezoning application. The speaker advised that when he purchased his property 30 years ago he received a letter from the City saying the works yard would probably move to another location within the next ten year period.

A letter dated 2010 May 16 was received from Lauren Johnson, 3470 Douglas Road, Burnaby expressing concern regarding the rezoning application. The writer noted the following points:

- pollution and parking lot noise will increase.
- adjacent property owners will experience loss of privacy and shading as more trees are cut down.
- the Douglas Road/Laurel Street intersection is not ideally suited for large trucks; will more trucks be using this intersection?

The writer concluded by urging Council to consider the impact further growth will have on local residents.

A letter dated 2010 May 18 was received from Mr. and Mrs. Correia, 5676 and 5678 Laurel Street, Burnaby opposing the rezoning application. The writers advised that numerous residents in the neighbourhood have signed a petition opposing the application.

There were no further submissions received regarding Rezoning #09-17, Bylaw No. 12786.

MOVED BY COUNCILLOR JOHNSTON;
SECONDED BY COUNCILLOR VOLKOW;

“**THAT** this Public Hearing relating to Rez. #09-17, Bylaw No. 12786 be terminated.”

CARRIED UNANIMOUSLY

3. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 16, 2010” - BYLAW NO. 12787**

Rez #09-16

4700 Still Creek Drive, 4855 Still Creek Avenue, 2549 and 2650 Beta Avenue

Parcel “C” (Bylaw Plan 60856) D.L. 124, Group 1, NWD Plan 1543, Parcel “B” (Ref. Plan 4406), D.L. 124, Group 1, Except: Part Subdivided by Plan 42351, NWD, Lot 5, D.L. 124, Group 1, NWD Plan BCP25458, Lot A, Blk 1, Except: Part Subdivided by Plan 42037, D.L. 73, Group 1, NWD Plan 4326

From: CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District and M3a Heavy Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, and M3 and M3a Heavy Industrial Districts and in accordance with the development plan entitled “Still Creek Recycling / Green Waste Depot & Works Yard” prepared by Walter Franel Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of the City’s Still Creek Recycling / Green Waste Depot and to establish a Conceptual Plan for the Works Yard.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #09-16, Bylaw No. 12787.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“**THAT** this Public Hearing relating to Rezoning #09-16, Bylaw No. 12787 be 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 7:36 p.m.

Confirmed:



MAYOR

Certified Correct:



ADMINISTRATIVE OFFICER I