

PUBLIC HEARING

2010 September 21

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2010 September 21 at 7:00 p.m.

PRESENT: Mayor D.R. Corrigan, In the Chair
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor D.N. Johnston
Councillor C. Jordan
Councillor N.M. Volkow

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

STAFF: Mr. Lou Pelletier, Deputy Director Planning and Building
Mr. Sid Cleave, Administrative Officer 1
Ms. Lynne Axford, Administrative Officer 1

The Public Hearing was called to order at 7:02 p.m.

1. **"BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 29, 2010" - BYLAW NO. 12840**

Rez. #05-48

4509, 4519, 4539 Kingsway, 5956 and 5968 Willingdon Avenue and 5955 and 5967 Pioneer Avenue

Parcel A (Reference Plan 17013) of Lot 11 and 12 except: part dedicated road on Plan 76857, D.L. 153, Group 1, NWD Plan 1316; Westerly half Lot 13 except: part shown on plan with Expropriation Bylaw 30078; Blk 4, D.L. 153, Group 1, having a frontage of 33 feet on Westminster Road by full depth as said lot and adjoining Lot 12, NWD Plan 1316; Easterly half Lot 12 except: part shown on plan with Expropriation Bylaw 30078, Blk 4, D.L. 153, Group 1, having a frontage of 33 feet on Westminster Road by a full depth of said lot and adjoining Lot 13, NWD Plan 1316; Lot 14 except: part on plan with Bylaw filed 30078, D.L. 153, Group 1, NWD Plan 1316; Parcel 'A' (J56134E), Lot 13, Lot 9, Lot 10 and Lot 16 D.L. 153, Group 1, NWD Plan 1316; Lot A, D.L. 153, Group 1, NWD Plan LMP22502

From: C3 General Commercial District, C4 Service Commercial District and R5 Residential District and P8 Parking District

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5 Multiple Family Residential District and Metrotown Development Plan as guidelines and in accordance with the development plan entitled "Proposed Mixed Use Development" prepared by Chris Dikeakos Architects Inc.).

The purpose of the proposed zoning bylaw amendment is to permit the development of a mixed-use hotel and apartment tower over a 3-storey retail podium.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2010 September 21 was received from Jennifer Mak, 1106 – 4505 Hazel Street, Burnaby expressing a variety of concerns regarding the rezoning application. The writer raised the following points and questions:

Traffic

- is Hazel Street the only entrance/exit to access the proposed 45 storey building?
- can Hazel Street cope with a large increase in traffic?
- the existing pedestrian actuated signal at the Hazel Street/McKay Avenue intersection needs to be upgraded.
- consideration should be given to providing emergency vehicle access to the proposed development via Pioneer Street.
- a taxi stand and adequate parking for tour buses should be provided.

Environment

- the proposed tower is expected to bear considerable additional loading on to the ground below; has a new soil composition study been considered?
- exhaust from restaurants, car parkade and garbage vents should be vented toward Kingsway, not 4505 Hazel Street.
- no bright lights from signage should be directed toward 4505 Hazel Street.

Landscape

- this 45 storey building is too tall and too close to neighbouring buildings; it will damage the harmony of the landscape.
- is there adequate open space, green zone and sidewalks to accommodate an estimated population increase of 800 people?

Emergency Access and Evacuation

- is there an evacuation plan for the proposed development?
- how will emergency response vehicles access the development?
- is there enough fire hydrants for the development?
- will the proposed structure withstand a violent earthquake?
- in the event of a windstorm, there is a risk of falling objects from a higher building damaging a lower building.

A letter dated 2010 September 21, was received from Wen Liang Zhou and Ren Zhuang Zhu, 1075 and 1076, 4505 Hazel Street, Burnaby expressing concern regarding the rezoning application. The writers noted the following points:

- opposed to closure of Pioneer Avenue.
- entrance to proposed development should be from Kingsway or Willingdon Avenue; not Hazel Street.
- more consideration should be given to the quality of life and safety of neighbouring residents.

A letter dated 2010 September 21 was received from Anne Evans, 2205 – 4505 Hazel Street, Burnaby expressing concern regarding the rezoning application. The writer noted the proposed development will generate additional traffic in the Hazel Street cul-de-sac and result in a traffic nightmare.

Ralph McDiarmid and Emy Lai, 505 – 4505 Hazel Street, Burnaby appeared before Council providing a power point presentation to illustrate their concerns regarding the rezoning application. The speakers noted the following points:

1. two minor corrections as noted below need to be made to the 2010 August 25 City staff report:
 - house at 5968 Willingdon Avenue demolished at least two years ago.
 - more than two trees to be removed from 4505 Hazel Street.
2. a community garden should be created on the top of the roof (4th floor) for the benefit of the residents in the proposed development.
3. ensure the proposed walkway will not be used as a skateboard park or a place for homeless people.
4. vehicle actuated signal required at McKay Avenue/Hazel Street intersection and the upgraded signal should be synchronized with the McKay Avenue/Kingsway and McKay Avenue/Grange Street intersections.
5. secondary access for emergency vehicles to the subject site should be provided via Pioneer Avenue.
6. street parking on the north side of Hazel Street should only be allowed from 6:00 p.m. to 6:00 a.m.; no stopping on the south side of Hazel Street should be strictly enforced.
7. where will garbage and recycling containers for 4505 and 4567 Hazel Street be placed during and after construction of the proposed development?

Regarding the residential component of the proposed development, the speakers noted the following points:

- ensure there is sufficient room for one garbage compactor, 20 recycling carts, two cardboard recycling containers and ten food scrap carts.
- consideration should be given to a variety of building security features including astragal, cameras and card/fob access for all doors and elevators.
- vehicles belonging to residents should be able to exit via Willingdon Avenue as an alternate route.
- parking for the three co-op vehicles should be provided at the entrance off of Hazel Street so that residents from the Dynasty and Monarch buildings can use them.
- two bedroom and den units should be located on the lower floors; will the units be air conditioned?
- how will the fire alarm system work?; where will fire trucks access the building?

Regarding the hotel component of the proposed development the speakers noted the following points:

- street level parking should be provided for taxis and buses.
- trucks accessing the retail/hotel component via Willingdon Avenue should respect the City's noise bylaw and not service the development between 10 p.m. and 7 a.m.

The speakers concluded by expressing the following concerns regarding the construction period for the proposed development:

- where will the workers park their vehicles?
- where will the construction garbage and recycling containers be located?
- where is the main access point during construction?
- how many years will it take to complete this development?
- workers should respect the noise bylaw and not work between 10 p.m. and 7 a.m.

A copy of the speakers power point presentation is on file in the office of the City Clerk.

Roger Whitehouse, 2000 – 6521 Bonsor Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker noted the following points:

- the proposed 45 storey building is too high and will block or restrict views from existing highrise buildings in the neighbourhood.
- highrise buildings consisting of glass and concrete do not absorb the sounds of sirens from emergency response vehicles.
- this proposal consists of 202 residential units and 169 hotel rooms; with such a large number of units, it will be impossible for residents to know who belongs in the building and who does not; such a situation will entice undesirables to set up prostitution and drug activity.
- Metrotown area is in the flight path of Vancouver International Airport; extremely high towers such as this will increase the risk of an accident involving an aircraft.
- if an earthquake occurred would this 45 storey structure collapse?
- a bylaw should be enacted to restrict the height of highrise buildings to 30 storeys.
- consideration should be given to constructing two 30 storey buildings on the subject site.

Beverly Huggins, 4628 Northview Court, Burnaby appeared before Council expressing parking concerns related to the rezoning application. The speaker noted neighbourhood streets are already congested with parked cars and the proposed development may add to the congestion.

Richard Bernstein, Chris Dikeakos Architects, 212 – 3989 Henning Drive, Burnaby, project architects, appeared before Council and noted the following points:

- primary fire truck access to the subject site will be from Willingdon Avenue; secondary access will be from Hazel Street.
- proposed building complies with the City's recycling requirements.
- development would take approximately two to two and one half years to build.
- full canopy roof provided over truck loading area.
- construction management plan submitted to city; construction vehicles would not park on Hazel Street.

- Bosa Properties Inc. does not tolerate prostitution or drug activity in their buildings.
- proposed tower not in flight path of Vancouver International Airport.
- two 30 storey towers would increase shadowing and block more views than a single tower.

In response to a query from Council regarding designated parking spaces for the retail/hotel component of the project, the Deputy Director Planning and Building advised that the building owner determines the allocation of those parking spaces between employees and customers.

There were no further submissions received regarding Rezoning #05-48, Bylaw No. 12840.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing relating to Rez. #05-48, Bylaw No. 12840 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR DHALIWAL:

“**THAT** staff prepare a report responding to the issues and concerns raised at the Public Hearing for Rez. #05-48, Bylaw No. 12840.”

CARRIED UNANIMOUSLY

Council further requested that copies of the forthcoming staff report be sent to those who spoke at or submitted correspondence to the Public Hearing for this rezoning application.

2. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 30, 2010” - BYLAW NO. 12841**

Rez. #08-43

3740 an 3746 Manor Street

East Half of Lot 7, Blk 29, D.L. 69, Group 1 NWD Plan 1321 and Lot 8, Blk 29, D.L. 69, Group 1, NWD Plan 1321

From: R5 Residential District

To: CD Comprehensive Development District (based on the RM2 Multiple Family Residential District and Community Plan Eight guidelines and in accordance with the development plan entitled “10-Unit Townhouse Development, 3740-3746 Manor Street, Burnaby, B.C.” prepared by Matthew Cheng Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 10-unit townhouse project with full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #08-43, Bylaw No. 12841.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing relating to Rez. #08-43, Bylaw No. 12841 be terminated.”

CARRIED UNANIMOUSLY

3. “BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 31, 2010” - BYLAW NO. 12842

Rez. #06-45

7520 17th Street and 7157 Stride Avenue

Parcel “A” (Exp. Pl. 14300), Lot 1, Blk 34, D.L. 53, Plan 3037; Lot 1 Except: Parcel “A” (Expl. Pl. 14300) and Road, Blk 34, D.L. 53, Group 1, NWD Plan 3037

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 “Residential Multifamily Project 7157 Stride Avenue, Burnaby, B.C.” prepared by W.G. Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 15-unit stacked townhouse development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Li Yu, 7159 16th Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker advised that her family will be negatively impacted by construction noise, traffic and parking issues. The speaker also noted the proposed development will diminish daylight and sunshine to her home and reduce the value of her property.

Tim Heller, 7172 16th Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted the following points:

- 15 townhouse units will be built on a relatively small site.
- this section of 16th Avenue should be redeveloped as a whole rather than on a piecemeal basis.
- construction noise and loss of trees will negatively impact adjacent properties.

Li Yu, 7159 16th Avenue, Burnaby again appeared before Council to inquire regarding the impact of the proposed development on the width of 17th Street.

In response to the speaker's query, the Deputy Director Planning and Building advised the affected section of 17th Street will be seven metres wide and accommodate one lane of traffic in each direction.

Tim Heller, 7172 16th Avenue, Burnaby again appeared before Council to inquire regarding the short term plan for 16th Avenue.

In response to the speaker's query, the Deputy Director Planning and Building advised that a concrete sidewalk will abut the 16th Avenue frontage of the subject property and this will likely be the standard as other consolidations on the block occur.

There were no further submissions received regarding Rezoning #06-45, Bylaw No. 12842.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing relating to Rez. #06-45, Bylaw No. 12842 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR CALENDINO:

"**THAT** this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:12 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I