

PUBLIC HEARING

2010 November 23

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2010 November 23 at 7:00 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 1
Ms. Eva Prior, Acting Administrative Officer I

The Public Hearing was called to order at 7:01 p.m.

1. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 37, 2010” - BYLAW NO. 12871**

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to provide a Supplementary Community Benefit Bonus Policy within the City’s designated Town Centres.

There were no submissions received regarding Text Amendment, Bylaw No. 12871.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Text Amendment, Bylaw No. 12871 be terminated.”

CARRIED UNANIMOUSLY

2. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 36, 2010” - BYLAW NO. 12869**

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to provide clarification and improvements to the wording of the bylaw regarding the storage or long term parking of commercial and recreational vehicles on residential lots.

There were no submissions received regarding Text Amendment, Bylaw No. 12869.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing relating to Text Amendment, Bylaw No. 12869 be terminated.”

CARRIED UNANIMOUSLY

3. “**BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 38, 2010” - BYLAW NO. 12872

Rez. #08-05

6451, 6475 & 6479 Telford Avenue and Ptn. of Lane Allowance

Blk 4 Except: Firstly: Part Subdivided by Plan 1925, Secondly: Parcel ‘A’ (Expl. Pl. 12599), D.L. 153, Group 1, NWD Plan 783, Lot 25, D.L. 153, Group 1, NWD Plan 1925 and Lot 24, D.L. 151, Group 1, NWD Plan 1925

From: M4 Special Industrial District and R5 Residential District

To: CD Comprehensive Development District (based on RM5(s) Multiple Family Residential District, C2 Community Commercial District and Metrotown Development Plan guidelines and in accordance with the development plan entitled “Telford Avenue” prepared by Busby Perkins and Will)

The purpose of the proposed zoning bylaw amendment is to permit a high-rise apartment development with ground-level, street-fronting commercial and townhouse components.

The Advisory Planning Commission advised it supports the rezoning application.

Margaret Stevens, 7067 Gray Avenue, Burnaby appeared before Council inquiring if any of the trees on the property at 6475 Telford Avenue will be retained.

In response to the speaker’s inquiry, the Director Planning and Building advised no trees on that particular site will be retained, however, the developer has undertaken a comprehensive landscape plan to compensate for the loss of trees.

The speaker further inquired if any of the wood from the trees being removed could be used as lumber in the proposed development.

The Director Planning and Building undertook to review this matter with the developer and reply directly to the speaker.

The speaker continued with her presentation and expressed concern regarding potential displacement of residents in low rise apartments as further development takes place in the neighbourhood.

His Worship, Mayor Derek R. Corrigan, appreciated the speaker’s concern and also noted the importance of this issue to the Community Development Committee.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing relating to Rez. #08-05, Bylaw No. 12872 be terminated.”

CARRIED UNANIMOUSLY

4. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 39, 2010” - BYLAW NO. 12873**

Rez #10-07

3175 (Known as 3185) Willingdon Green

Lot 1, DL 70, GRP 1, NWD Plan 68545

From: CD Comprehensive Development District (based on M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and in accordance with the development plan entitled “Premier Diagnostic Health Services” prepared by Cass Parel Designs)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of floor area on the underground parking level of the existing building to accommodate a medical cyclotron.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #10-07, Bylaw No. 12873.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing for Rez. #10-07, Bylaw No. 12873 be terminated.”

CARRIED UNANIMOUSLY

5. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 40, 2010” - BYLAW NO. 12874**

Rez #10-08

4193 North Road

Lot 12, DL 2, GRP 1, NWD Plan 33637

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on C4 Service Commercial District for car wash use only and C6b Gasoline Service Station District and Lougheed

Town Centre Plan as guidelines and in accordance with the development plan entitled “Shell Canada Products Retail Facility” prepared by Dialog).

The purpose of the proposed zoning bylaw amendment is to permit an upgrade and expansion of the existing gasoline service station and retail convenience store on site.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2010 November 19 was received from Angelika and Robert Hackett, 4151 Bridgewater Crescent, Burnaby opposing expansion of the subject Shell Service Station unless the company makes a donation of at least \$10,000 to organizations that work to offset the externalities of Shell’s global activities.

There were no further submissions received regarding Rez. #10-08, Bylaw No. 12874.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing for Rez. #10-08, Bylaw No. 12874 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR McDONELL:

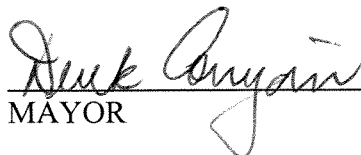
"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:15 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I