

# PUBLIC HEARING

2010 April 27

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2010 April 27 at 7:00 p.m.

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

ABSENT: Councillor R. Chang  
Councillor C. Jordan  
Councillor A. Kang

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

The Public Hearing was called to order at 7:08 p.m.

1. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 9, 2010” - BYLAW NO. 12778**

Rez #10-05

7423 Edmonds Street and Ptn. of 7435 Edmonds Street

Lot D, Blk 6, D.L. 30, Group 1, NWD Plan 3036 and Ptn. of Lot A, D.L. 30, Group 1, NWD Plan LMP15231

From: C3 General Commercial District and P3 Park and Public Use District

To: CD Comprehensive Development District (based on P3 Park and Public Use District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Edmonds Pool and Community Centre” prepared by CEI Architecture Planning Interiors)

The purpose of the proposed zoning bylaw amendment is to permit construction of the Edmonds Pool and Community Centre.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #10-05, Bylaw No. 12778.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing relating to Rez. #10-05, Bylaw No. 12778 be terminated.”

CARRIED UNANIMOUSLY

2. “BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 10, 2010” - BYLAW NO. 12779

Rez #10-03

5801 Sunset Street

Parcel “1”, D.L. 80, Group 1, NWD Plan 69746

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District and Central Administrative Area Plan as guidelines, and in accordance with the development plan entitled “Non-Market Housing Addition, 5801 Sunset Street, Burnaby, BC” prepared by Denis Turco Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a storage area and office expansion within the existing non-market housing development.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #10-03, Bylaw No. 12779.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing relating to Rez. #10-03, Bylaw No. 12779 be terminated.”

CARRIED UNANIMOUSLY

3. “BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 11, 2010” - BYLAW NO. 12780

Rez #10-01

107 – 1899 Rosser Avenue

Airspace Parcel 1, D.L. 119, Group 1, NWD Airspace Plan LMP49418

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3, C3h General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3, C3h General Commercial District and Brentwood Town Centre Plan guidelines and in accordance with the development plan entitled “Joeys Lougheed Façade Alterations” prepared by Denis Turco Architect)

The purpose of the proposed zoning bylaw amendment is to permit exterior changes to a building approved under (CD) Comprehensive Development zoning.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2010 April 23 was received from Tom Munro, Vice President, Real Estate and Store Development, Overwaitea Food Group, 19855 – 92A Avenue, Langley supporting the design elements shown on the exterior rendering for the new Joeys restaurant at Madison Centre. The writer, however, noted one area of concern with respect to the signage directly above the main entrance to the centre off of the Lougheed Highway. He noted any signage in this area should be indicative of a main mall entrance with all anchor tenants being identified.

Ms. Radic, 701 – 4398 Buchanan Street, Burnaby, appeared before Council and noted the following points and questions regarding the rezoning application:

- how many seats will be on the outdoor restaurant patio?
- will the proposed roof top canopy be higher than the existing roof line?
- the proposed canopy above the main entrance to the restaurant will attract patrons and result in additional noise.
- the proposed color scheme of the exterior façade of the restaurant does not match the neighbouring area including the residential towers.

In response to the speaker’s concerns, the Director Planning and Building noted the following points:

- the rezoning applicant is proposing 54 seats for the outdoor patio.
- the proposed roof over the patio will extend 3.5 ft. beyond the face of the existing building; it will not be any higher than the existing roof line.

The speaker concluded by expressing concern regarding the 3.5 ft. roof patio extension and emphasizing that the color scheme of the exterior façade of the restaurant should match the neighbouring area.

Andrew Sherrett, 15423 Victoria Avenue, White Rock, B.C., owner of the property at 7434 Edmonds Street, appeared before Council to inquire regarding rezoning application #10-05 for 7423 Edmonds Street and portion of 7435 Edmonds Street.

His Worship, Mayor Derek Corrigan noted the public hearing was terminated earlier this evening for rezoning application #10-05. Council, therefore, was not permitted to receive further public input regarding that particular rezoning application.

There were no further submissions received regarding Rezoning #10-01, Bylaw No. 12780.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR DHALIWAL:

“**THAT** this Public Hearing relating to Rezoning #10-01, Bylaw No. 12780 be terminated.”

CARRIED UNANIMOUSLY

4. **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 12, 2010” - BYLAW NO. 12781**

Rez #10-04

4333 Still Creek Drive

Lot B, D.L. 70, Group 1, NWD Plan LMP48450

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

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park guidelines, and in accordance with the development plan entitled “Ericsson Skysign” prepared by Apollo Sign and Millwork)

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

There were no further submissions received regarding Rezoning #10-04, Bylaw No. 12781.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing relating to Rezoning #10-04, Bylaw No. 12781 be terminated.”

CARRIED UNANIMOUSLY

**ADJOURNMENT**

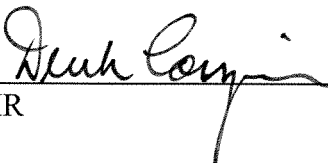
MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR CALENDINO:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:36 p.m.

Confirmed:

  
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CHAIR

Certified Correct:

  
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ADMINISTRATIVE OFFICER I