

PUBLIC HEARING

2010 July 27

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

PRESENT: Councillor S. Dhaliwal, in the Chair
Councillor P. Calendino
Councillor C. Jordan
Councillor P. McDonell
Councillor N.M. Volkow

ABSENT: Mayor D.R. Corrigan
Councillor R. Chang
Councillor A. Kang
Councillor D.N. Johnston

STAFF: Mr. Basil Luksun, Director Planning and Building
Mr. Sid Cleave, Administrative Officer 1
Ms. Eva Prior, A/Administrative Officer 1

The Public Hearing was called to order at 7:03 p.m.

1. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 22, 2010” - BYLAW NO. 12816**

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 phased 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.

The Advisory Planning Commission advised it supports the rezoning application.

Joe Cortese, 3866 Pandora Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted the following points:

- the development will increase traffic in the area and negatively impact the view from adjacent homes.
- proposed parking restriction on Pandora Street will increase the demand for parking on the residential side of the street.

The speaker concluded by requesting consideration be given to installing resident only parking signs on the residential side of Pandora Street.

Chris Mallinson, 3876 Pandora Street, Burnaby appeared before Council expressing the same concerns as the previous speaker regarding the rezoning application. Mr. Mallinson also supported the request for resident only parking on the residential side of Pandora Street.

Michael Bosa, 3724 McGill Street, Burnaby, appeared before Council supporting the proposed school development. In addition, the speaker noted many parishioners from St. Helen's Church were in attendance this evening to demonstrate their support for the project.

Sergio Custodio, 3545 Dundas Street, Burnaby appeared before Council supporting the rezoning application. The speaker noted the proposed development will not increase the number of students and teachers currently at the school or aggravate the existing parking situation.

Waldemar Sambor, Principal, St. Helen's School, 3894 Triumph Street, Burnaby appeared before Council addressing parking and traffic concerns related to the proposed development. The speaker noted school staff are advised to park on the school site instead of the street and children and parents are encouraged to walk to school where possible.

A letter dated 2010 July 16 was received from Waldemar Sambor, Principal, St. Helen's School thanking Council in advance for supporting the rezoning process for this new school project.

Mr. Sambor submitted 288 petition letters from students of the school supporting the rezoning application.

An email letter was received from Loretta and Petar Udovicic, 68 Ingleton Avenue South, noting the proposed additions to the school will generate additional street traffic. They requested a resident only parking sign or something similar in front of their home.

There were no further submissions received regarding Rezoning #04-47, Bylaw No. 12816.

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Rez. #04-47, Bylaw No. 12816 be terminated.”

CARRIED UNANIMOUSLY

2. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 23, 2010” - BYLAW NO. 12817**

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 2-storey retail podium.

This rezoning application was withdrawn from the agenda prior to the Public Hearing.

3. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 24, 2010” - BYLAW NO. 12818**

Rez #09-24

4860 Bennett Street and 6535 Nelson Avenue

Lots 5 and 6, D.L. 152, Group 1, NWD Plan 80573

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District and C6a Gasoline Service Station District)

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District use and density and the

Metrotown Development Guidelines, and in accordance with the development plan entitled “Metrotown Tower – Burnaby, BC” prepared by Buttjes Architecture Inc)

The purpose of the proposed zoning bylaw amendment is to permit a residential high-rise tower with street-fronting townhouses and a City amenity building.

The Advisory Planning Commission advised it supports the rezoning application.

Brian Ellis, Vice President of Development for Polygon Homes, 900 – 1333 West Broadway, Vancouver, appeared before Council advising he, the architect and senior vice-president of Polygon Homes are available to answer any questions of Council.

A letter dated 2010 July 17 was received from Roger Whitehouse, 2000 – 6521 Bonsor Avenue, Burnaby opposing the rezoning application. The writer would prefer to see the subject site developed as a seniors residence instead of the current proposal for a 37 storey high rise building.

There were no further submissions received regarding Rezoning #09-24, Bylaw No. 12818.

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing relating to Rez. #09-24, Bylaw No. 12818 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:25 p.m.

Confirmed:


ACTING MAYOR

Certified Correct:


ADMINISTRATIVE OFFICER I