

PUBLIC HEARING

2010 June 29

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2010 June 29 at 7:00 p.m.

PRESENT: Mayor D.R. Corrigan
Councillor P. Calendino
Councillor R. Chang (*arrived at 7:13p.m.*)
Councillor S. Dhaliwal
Councillor D.N. Johnston
Councillor C. Jordan
Councillor P. McDonell
Councillor N.M. Volkow

ABSENT: Councillor A. Kang

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. 17, 2010” - BYLAW NO. 12803**

Rez #09-33

5700 Sidley Street

Lot A, D.L. 97, Group 1, NWD Plan 77715

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Royal Oak Community Plan guidelines, and in accordance with the development plan entitled “MacPherson Walk North” prepared by Robert Ciccuzzi Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit low-rise apartment development.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2010 June 28 was received from Stan Hussey, Harbourview Electric Ltd., 1 – 5707 Sidley Street, Burnaby requesting that proper access to his business be maintained during redevelopment of the property at 5700 Sidley Street.

There were no further submissions received regarding Rezoning #09-33, Bylaw No. 12803.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“**THAT** this Public Hearing relating to Rez. #09-33, Bylaw No. 12803 be terminated.”

CARRIED UNANIMOUSLY

2. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 18, 2010” - BYLAW NO. 12804**

Rez #10-09

3430 and 3440 Boundary Road

Lots 3 & 4, Block 4, D.L. 68, Group 1, NWD Plan 980

From: P8 Parking District and C1 Neighbourhood Commercial District

To: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and Community Plan Eight guidelines, and in accordance with the development plan entitled “Daycare 3430-3440 Boundary Road” prepared by Chercover Massie & Associates Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit a child care facility for a maximum of 45 children within an existing building on the subject site.

The Advisory Planning Commission advised it supports the rezoning application.

Douglas Massie, 120 – 1200 West 73rd Avenue, Vancouver, project architect, appeared before Council advising that he and the rezoning applicant are available to answer any questions Council may have.

Linda Marsh, 3750 Kalyk Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker noted she works at the St. Andrews Child Care Centre located in the church next door to the subject site.

If this proposed new day care facility is approved, Ms. Marsh noted it will be in direct competition with her daycare centre. The speaker expressed concern about possibly losing her job and seeing the St. Andrews Child Care Centre close down. The speaker also noted less parking will be available for her centre if this rezoning application is approved.

Councillor Chang arrived at the Public Hearing at 7:13p.m.

Helena Diogo, 3787 Avondale Street, Burnaby, the rezoning applicant, and Douglas Massie, project architect, appeared before Council to provide further information regarding this rezoning

application. Mr. Massie advised the existing parking lot at 3430 Boundary Road will be modified to accommodate an outdoor play area.

Ms. Diogo noted their proposed facility is a Montessori daycare centre and there is a strong demand for this type of daycare space in the neighbourhood. Ms. Diogo concluded by advising their proposal includes eight parking spaces for staff and parents.

In response to an inquiry from Council, regarding the church property at 3410 Boundary Road, the Director Planning and Building advised that the site parking provided by the church complies with the bylaw requirements.

There were no further submissions received regarding Rezoning #10-09, Bylaw No. 12804.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“**THAT** this Public Hearing relating to Rez. #10-09, Bylaw No. 12804 be terminated.”

CARRIED UNANIMOUSLY

3. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 19, 2010” - BYLAW NO. 12805**

Rez #10-12

4203 Eton Street

Lot 36, Blk 26, D.L. 187, Group 1, NWD Plan 1282

From: C1 Community Commercial District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to bring the subject property into conformance with its existing residential use and to permit the future construction of a new single family dwelling.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #10-12, Bylaw No. 12805.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing relating to Rez. #10-12, Bylaw No. 12805 be terminated.”

CARRIED UNANIMOUSLY

4. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 20, 2010” - BYLAW NO. 12806**

Rez #07-21

6950 Arcola Street

Lots 6 & 7, Blk C, D.L. 95, Group 1, NWD Plan 1264

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 “6950 Arcola, Burnaby, BC” prepared by Bumen Architecture and Code Consulting Inc.)

The purpose of the proposed zoning bylaw amendment is to permit townhouse development of the site.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #07-21, Bylaw No. 12806.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“**THAT** this Public Hearing relating to Rez. #07-21, Bylaw No. 12806 be terminated.”

CARRIED UNANIMOUSLY

5. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 21, 2010” - BYLAW NO. 12807**

Rez #10-02

Ptn. of 5100 North Fraser Way

Ptn. of Lot 4, D.L. 165, Group 1, NWD Plan LMP40993, Except: Part Subdivided by Plan LMP48247 & BCP36223

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan and in accordance with the development plan entitled “PNP Pharmaceuticals” by Christopher Bozyk Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a light-industrial development in accordance with the Glenlyon Concept Plan.

The Advisory Planning Commission advised it supports the rezoning application.

Chris Bozyk, 414 – 611 Alexander Street, Vancouver, the rezoning applicant, appeared before Council advising he is available to answer any questions Council may have.

Douglas Whiticar, an employee of Stantec Consulting, 4370 Dominion Street, Burnaby appeared before Council representing a prospective neighbour in the Glenlyon Business Park. The speaker requested information regarding the types of products that will be handled at the proposed facility and the potential environmental risks they might pose. In addition, the speaker expressed concern regarding the potential for a release into the atmosphere or sewer system and whether or not a contingency plan exists in the event of such a release.

In response to the speaker, the Director Planning and Building noted the business operating in the proposed development would be encapsulating and packaging neutraceuticals and over the counter drugs and all of these products would be in powder form. Mr. Luksun also noted the development would contain epoxy floors and any spillage of powder could be picked up relatively easily.

Chris Bozyk, 414 – 611 Alexander Street, Vancouver, the rezoning applicant, again appeared before Council to provide further information regarding the types of products that would be handled at the proposed facility. The speaker noted the ingredients used in neutraceuticals and over the counter drugs are food grade products as defined by Health Canada. Mr. Bozyk also noted there is a rigorous inspection process.

Arising from discussion the following motion was introduced:

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“**THAT** the issues and concerns raised by Douglas Whiticar regarding this rezoning application be referred to staff for report.”

CARRIED UNANIMOUSLY

There were no further submissions received regarding Rezoning #10-02, Bylaw No. 12807.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“**THAT** this Public Hearing relating to Rez. #10-02, Bylaw No. 12807 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR CALENDINO:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:45 p.m.

Confirmed:



MAYOR

Certified Correct:



ADMINISTRATIVE OFFICER I