

PUBLIC HEARING

2011 DECEMBER 13

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2011 December 13 at 7:00 p.m.

PRESENT: Mayor D.R. Corrigan, In the Chair
Councillor R. Chang (*arrived at 7:05 p.m.*)
Councillor S. Dhaliwal
Councillor A. Kang
Councillor D. Johnston
Councillor P. McDonell

ABSENT: Councillor P. Calendino
Councillor C. Jordan
Councillor N.M. Volkow

STAFF: Mr. Basil Luksun, Director Planning and Building
Mr. Sid Cleave, Administrative Officer 1

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

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 44, 2011 – BYLAW NO. 13022

Rez. #11-25

6830 and 6888 Burlington Avenue

Parcel 110, D.L. 98, Group 1, NWD Plan 62958; Parcel 1, D.L. 98, Group 1, NWD PLAN LMP40935

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, Royal Oak Community Plan guidelines and in accordance with the development plan entitled “Burlington Avenue Residences” prepared by Ekistics Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 60 unit townhouse development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Councillor Chang arrived at the Hearing at 7:05 p.m. and took his seat at the Council table.

There were no further submissions received regarding Rezoning #11-25, Bylaw No. 13022.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing for Rez. #11-25, Bylaw #13022 be terminated.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 45, 2011 – BYLAW NO. 13023

Rez. #10-42

6515 and 6525 Burlington Avenue

Lots A & B, DL 152, Group 1, NWD Plan 13874

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Metrotown Development Plan guidelines and in accordance with the development plan entitled “6515, 6525 Burlington Development” prepared by Wilson Chang Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 15-unit low-rise apartment development with full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #10-42, Bylaw No. 13023.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing for Rez. #10-42, Bylaw #13023 be terminated.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 46, 2011 – BYLAW NO. 13024

Rez. #09-23

6709 Marlborough Avenue

Lot 6, DL 152, Group 1, NWD Plan 1292

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Metrotown Development Plan guidelines and in accordance with the development plan entitled “6-Unit Townhouse Development” prepared by Matthew Cheng Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 6-unit infill townhouse development with full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Mohammed Hassan, 6710 Dunblane Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker advised the proposed development will reduce his privacy and some of the townhouse units may face his home.

The Director Planning and Building advised the development complies with the guidelines approved under the Metrotown concept plan. He further noted the proposed development will observe a height of 36.0 ft. and at least a 20-ft. rear yard setback.

Mr. Hassan concluded by requesting that the gates and doors to the proposed units not face his house.

Matthew Cheng, Matthew Cheng Architect Inc., 202-620 Evans Avenue, Vancouver, appeared before Council noting the proposed development will observe a rear yard setback of 29 ft.

There were no further submissions received regarding Rezoning #09-23, Bylaw No. 13024.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CHANG:

“THAT this Public Hearing for Rez. #09-23, Bylaw #13024 be terminated.”

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 47, 2011 – BYLAW NO. 13025

Rez. #09-18

4451 Still Creek Drive

Lot 4, D.L.’s 70 & 119, Group 1, NWD Plan BCP25458

From: CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District, M5 Light Industrial District and C1 Neighbourhood Commercial District and in accordance with the development plan entitled “Burnaby Automall 4451 Still Creek Development” prepared by CEI Architecture Planning Interiors)

The purpose of the proposed zoning bylaw amendment is to permit the phased development of new automobile dealerships on the site.

The Advisory Planning Commission advised it supports the rezoning application.

An email letter dated 2011 December 12 was received from Chris Mitchell, 1606-2355 Madison Avenue, Burnaby objecting to the rezoning application. The speaker requested light installations be limited and turned off or set to a lower intensity overnight especially at the proposed location of the Phase 3 building. The speaker concluded by requesting trees be planted along the north and west sides of the development to block the lights.

Jayanand Kizhakkevalappil, 401-2355 Madison Avenue, Burnaby appeared before Council expressing concern regarding lighting installations at the proposed car dealerships.

The Director Planning and Building noted the perimeter lights will have light shields and be dark sky association certified.

His Worship, Mayor Derek R. Corrigan requested that city staff reply to the correspondence from Chris Mitchell by providing information regarding the proposed perimeter lighting.

Mr. Kizhakkevalappil inquired regarding the maximum permitted building height.

The Director Planning and Building noted the maximum permitted building height is 4-storeys.

There were no further submissions received regarding Rezoning #09-18, Bylaw No. 13025.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CHANG:

“THAT this Public Hearing for Rez. #09-18, Bylaw #13025 be terminated.”

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 48, 2011 – BYLAW NO. 13026

Rez. #10-40

3700 / 3880 Henning Drive

Lot 3 Except Part In Plan LMP30514, DL 118, Group 1, NWD Plan 76093; Lot 2 Except: Part Dedicated Road on Plan LMP2986, D.L. 118, Group 1, NWD Plan 76093

From: CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District, M5 Light Industrial District and in accordance with the development plan entitled “Plan of Development for Bridge Studios” prepared by CTA Design Group)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of Bridge Studios.

The Advisory Planning Commission advised it supports the rezoning application.

Lawrence Andreutti, 2505-2345 Madison Avenue, Burnaby appeared before Council inquiring if Bridge Studios is expanding toward Home Depot.

The Director Planning and Building advised that the development proposal includes two new sound stages and a parking structure at 3700 Henning Drive and a relatively minor addition to an existing production stage at 3880 Henning Drive.

There were no further submissions received regarding Rezoning #10-40, Bylaw No. 13026.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CHANG:

“THAT this Public Hearing for Rez. #10-40, Bylaw #13026 be terminated.”

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 49, 2011 – BYLAW NO. 13027

Rez. #11-42

8080 North Fraser Way

Lot 5, District Lots 166 and 167, Group 1, NWD Plan BCP36851

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

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Burnaby Business Park Concept Plan and in accordance with the development plan entitled “Spider Management” prepared by Chip Barrett Architect)

The purpose of the proposed zoning bylaw amendment is to permit construction of an industrial/warehouse/office development.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #11-42, Bylaw No. 13027.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CHANG:

“THAT this Public Hearing for Rez. #11-42, Bylaw #13027 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 7:27 p.m.

Confirmed:

Certified Correct:

MAYOR

ACTING DEPUTY CITY CLERK