

PUBLIC HEARING

2011 APRIL 19

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2011 April 19 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 (*arrived at 7:05 p.m.*)  
Councillor C. Jordan (*arrived at 7:05 p.m.*)  
Councillor P. McDonell  
Councillor N.M. Volkow

ABSENT: Councillor A. Kang

STAFF: Mr. Basil Luksun, Director Planning and Building  
Mr. Lambert Chu, Director Engineering  
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. 06, 2011” - BYLAW NO. 12920**

Rez. #09-10 *Duthie Pump Station*

1255 Duthie Avenue

Lot 27 Except: Part Dedicated as Road on Plan 35786, D.L. 135, Group 1, NWD Plan 3234

From: R4 Residential District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District and P3 Park and Public Use District, and in accordance with the development plan entitled, “City of Burnaby Duthie Pump Station, Burnaby BC” prepared by Dialog).

The purpose of the proposed zoning bylaw amendment is to permit the development of a water pump station to meet community needs, as well as to bring the zoning of the subject property in conformance with its existing open green space/urban trail use.

The Advisory Planning Commission advised it supports the rezoning application.

\*Councillors Jordan and Johnston arrived at the Public Hearing at 7:05 p.m. and took their seats at the Council table.\*

Man Lau, 1331 Duthie Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker noted the following points:

- safety issue must be addressed; people already loiter in area; pump station and plaza feature including benches will attract even more people.
- more people means more noise; the pump station itself will also generate noise.

The speaker concluded by urging Council to locate the pump station in another area. The proposed location is too close to neighbourhood homes.

Phillip Tam, 1331 Duthie Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker expressed concern for the safety of local residents and noted the proposed pump station will increase the amount of loitering in the area. The speaker concluded by urging Council to locate the pump station in a non-residential area.

Isabella Cheung, 1320 Duthie Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker noted the following points:

- safety issues must be addressed; coyotes pose a threat to local residents
- proposed sitting area should be eliminated
- additional lighting will attract insects

In response to a query from Council, the Director Planning and Building noted a key design element in the development proposal included consideration of Crime Prevention Through Environmental Design (CPTED) matters through building-orientation and placement of lighting and landscaping.

Phillip Tam, 1331 Duthie Avenue, Burnaby again appeared before Council inquiring regarding the level of noise from the proposed pump station as well as the impact of the development on adjacent residential properties.

In response to the speaker's inquiry regarding noise, the Director Engineering advised the proposed pump station included mufflers, bafflers, and building partitions to mitigate noise.

In response to the speaker's inquiry regarding the impact of the proposed development on adjacent residential properties, the Director Planning and Building advised the City Legal and Lands Dept. reviewed the matter and found no evidence the pump station will decrease those property values.

In response to a query from Council, the Director Engineering advised the City reviewed four possible locations for the pump station. An analysis of physical and environmental constraints and cost factors indicated the subject site would be the preferred location for the station.

In response to another query from Council, staff undertook to reply to the letter noted below received from Mike and Lori Usinger, 1177 Ridley Drive, Burnaby regarding this rezoning application.

A letter dated 2011 April 19 was received from Mike and Lori Usinger, 1177 Ridley Drive, Burnaby expressing concern regarding the rezoning application. The proposed pump station is clearly visible from their balcony. Consequently, they requested the City consider planting a row of needle trees north of the urban trail, south of their property.

There were no further submissions received regarding Rezoning #09-10, Bylaw No. 12920.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #09-10, Bylaw #12920 be terminated.”

CARRIED UNANIMOUSLY

2) **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 07, 2011” - BYLAW NO. 12921**

Rez. #09-20

4719 Hastings Street

Lots 29, 30 & 31, Blk 6, D.L. 122, Group 1, NWD Plan 1308

From: C4a Service Commercial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C2 Community Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled “Proposed Commercial & Residential Building” prepared by Peter K. Chu Architecture Inc.).

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed use development.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2011 April 19 was received from Isabel Kolic, Executive Director, the Heights Merchants Association, supporting the rezoning application. The writer noted the proposed mixed-use development fits in well with the Heights’ vision of a walking and shopping district.

There were no further submissions received regarding Rezoning #09-20, Bylaw No. 12921.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #09-20, Bylaw #12921 be terminated.”

CARRIED UNANIMOUSLY

3) **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 08, 2011” - BYLAW NO. 12922**

Rez. #11-07

Portion of 6664 Deer Lake Avenue

Portion of Lot 6 Except: Firstly: Part on Reference Plan 14874 and Secondly: Part Subdivided by Plan 77594, District Lot 85, Group 1, NWD Plan 11109

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District)

The purpose of the proposed zoning bylaw amendment is to expand the ‘footprint’ of the Hart House restaurant use within the City-owned Deer Lake Park to accommodate a seasonal tent structure for the Hart House restaurant operations.

The Advisory Planning Commission advised it supports the rezoning application.

Eugene Kozier, 5177 Sperling Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. Mr. Kozier advised of excessive noise from on-site weddings, due to music played by disc jockeys as opposed to live bands.

In response to a query from Council regarding the handling of after hours noise complaints, staff noted Engineering Dispatch personnel receive the calls and contact an Environmental Services Officer to assess each complaint and determine an appropriate course of action.

In response to another query from Council, staff undertook to contact Hart House to determine how many noise complaints they receive regarding noise from weddings.

There were no further submissions received regarding Rezoning #11-07, Bylaw No. 12922.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-07, Bylaw #12922 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR VOLKOW:  
SECONDED BY COUNCILLOR CALENDINO:

“THAT staff prepare a report responding to the issues and concerns raised at the Public Hearing for Rezoning #11-07, Bylaw No. 12922.”

CARRIED UNANIMOUSLY

4) **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 09, 2011” - BYLAW NO. 12923**

Rez. #10-32

5479 Laurel Street

Lot 218, D.L. 74, Group 1, NWD Plan 56220

From: R3 Residential District

To: R3a Residential District

The purpose of the proposed zoning bylaw amendment is to permit the development of a new single family dwelling with a gross floor area beyond that currently permitted under the prevailing zoning.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #10-32, Bylaw No. 12923.

**MOVED BY COUNCILLOR DHALIWAL:  
SECONDED BY COUNCILLOR VOLKOW:**

“THAT this Public Hearing for Rez. #10-32, Bylaw #12923 be terminated.”

CARRIED UNANIMOUSLY

5) **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 10, 2011” - BYLAW NO. 12924**

Rez. #10-33

Portion of 8020 Enterprise Street

Portion of Lot 1, D.L. 57 and 58, Group 1, NWD Plan 23988

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines and in accordance with the development plan entitled “VA-Enterprise Street, prepared by SBA Canada”

The purpose of the proposed zoning bylaw amendment is to permit the development of a 45.7 m (150 ft.) telecommunications monopole structure.

The Advisory Planning Commission advised it supports the rezoning application.

*\*Councillor Chang retired from the Public Hearing at 7:41 p.m.\**

There were no further submissions received regarding Rezoning #10-33, Bylaw No. 12924.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #10-33, Bylaw #12924 be terminated.”

CARRIED UNANIMOUSLY

*\*Councillor Chang returned to the Public Hearing at 7:44 p.m. and took his seat at the Council Table.\**

6) **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 11, 2011” - BYLAW NO. 12925**

Rez. #11-05

Unit 108 – 8289 North Fraser Way

Portion of Lot 1, District Lot 155, Group 1, NWD Plan BCP31032

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

To: Amended CD Comprehensive Development District (based on M5r Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit creation of a café, within one of the units of the development, having a maximum seating of 10 to serve the needs of local industrial employees.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning 11-05, Bylaw No. 12925.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-05, Bylaw #12925 be terminated.”

CARRIED UNANIMOUSLY

7) **“BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 12, 2011” - BYLAW NO. 12926**

Rez. #11-11

Portion of 3700 Willingdon (BCIT – SW1 Building)

Portion of Lot A, District Lot 71, Group 1, NWD Plan 68136 Except: Part on Plan EPP6322

From: P6 Regional Institutional District

To: CD Comprehensive Development District (based on P6 Regional Institutional District and in accordance with the development plan entitled “BCIT SW1 Gateway Project”, Burnaby BC prepared by Dialog).

The purpose of the proposed zoning bylaw amendment is to permit the installation of two skysigns.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning 11-11, Bylaw No. 12926.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-11, Bylaw #12926 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 7:47 p.m.

Confirmed:

Certified Correct:

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MAYOR

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ADMINISTRATIVE OFFICER I