

PUBLIC HEARING

2011 February 22

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2011 February 22 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
Councillor C. Jordan
Councillor P. McDonell (*arrived at 7:17 p.m.*)

ABSENT: Councillor A. Kang
Councillor N.M. Volkow

STAFF: Mr. Lou Pelletier, Deputy Director Planning and Building
Mr. Sid Cleave, Administrative Officer
Ms. Eva Prior, Administrative Officer

The Public Hearing was called to order at 7:00 p.m.

1. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 01, 2011” - BYLAW NO. 12902**

Rez. #10-28

7707 Royal Oak Avenue

Lot 76, D.L. 158, Group 1, NWD Plan 37043

From: C2 Community Commercial District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled “The Sevens on Royal Oak – Phase Two” prepared by Wilson Chang Architect).

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed use development with full underground parking, comprised of commercial retail at-grade fronting Royal Oak Avenue with residential behind and above.

The Advisory Planning Commission advised it supports the rezoning application.

Douglas Brown, 7676 McGregor Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker asked the following questions:

- Will there be balconies on the back side of this development?

- The subject site represents a second phase of development; is there a third phase of development that continues north to Rumble Street?

In response to the speaker's questions, the Deputy Director Planning and Building noted the following points:

- residential units in the development will have balconies; those balconies will be fully contained within the subject property; there will also be a 20 ft. setback from the rear building face of the development to the fence line.
- the sites to the north of this development will not necessarily be part of a phased development; the owners of those properties would need to submit a development proposal.

There were no further submissions received regarding Rezoning #10-28, Bylaw No. 12902.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing for Rez. #10-28, Bylaw #12902 be terminated.”

CARRIED UNANIMOUSLY

2. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 02, 2011” - BYLAW NO. 12903**

Rez. #11-03

7307, 7315, 7321, 7329, 7337, 7353, and 7361 Stride Avenue and 7527 Kingsway

Lots 15-21, District Lot 29, Block 1, New Westminster District Plan 3035 and Lot B, District Lot 29, New Westminster District Plan 4693

From: R5 Residential District

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to respond to a neighbourhood request to rezone the properties on the block bounded by 7307 to 7361 Stride Avenue and 7527 Kingsway from R5 Residential District to R12 Residential District.

The Advisory Planning Commission advised it supports the rezoning application.

Harjit Sidhu-Kambo, owner of 7361 Stride Avenue, Burnaby appeared before Council supporting the rezoning application.

A letter dated 2011 February 21 was received from Janice Smelser, 7551 Davies Street, Burnaby opposing the rezoning application. The writer noted the following points:

- Smaller lots with monster houses and illegal suites create a parking nightmare in the neighbourhood.

- The pedestrian light at Kingsway and 14th Avenue was relocated; it should not be turned into a full functioning traffic light as density increases in the neighbourhood.
- The speed bump adjacent to the old Burnaby Hotel site should be replaced.
- The frequency of street cleaning services in the neighbourhood should be increased.

There were no further submissions received regarding Rezoning #11-03, Bylaw No. 12903.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing for Rez. #11-03, Bylaw #12903 be terminated.”

CARRIED UNANIMOUSLY

**3. “BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 03, 2011” - BYLAW NO. 12904**

Rez. #10-38

8745 Government Street

Lot 1 Except Firstly: Phase One Strata Plan LMS4660; Secondly: Phase Two Strata Plan LMS4660; Thirdly: Phase Three Strata Plan LMS4660; Fourthly: Phase Four Strata Plan LMS4660, DL 10, Group 1, NWD Plan LMP46893

From: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Lougheed Town Centre Plan guidelines and in accordance with the development plan entitled “Proposed Multi-Family Development for Habitat for Humanity” prepared by Wayne Stephen Bissky Architecture Inc.)

To: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Lougheed Town Centre Plan guidelines and in accordance with the development plan entitled “Multi-Family Development for Habitat for Humanity 8745 Government Street, Burnaby BC” prepared by Wayne Stephen Bissky Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the remaining six townhouse units proposed on the site to be constructed as stacked townhouses.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #10-38, Bylaw No. 12904.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing relating to Rez. #10-38, Bylaw No. 12904 be terminated.”

CARRIED UNANIMOUSLY

4. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 04, 2011” - BYLAW NO. 12905**

Rez. #10-06

101-5489 Byrne Road

Strata Lot 1, DL 165, GRP 1, NWD Strata Plan BCS2115 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V

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

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and M5'r' Light Industrial District)

The purpose of the proposed zoning bylaw amendment is to permit a small restaurant located within a multi-tenant office/industrial complex.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2011 February 22 was received from Giuseppe and Marie Favia, 155-5489 Byrne Road, and John and Frank Audia, 156-5489 Byrne Road, Burnaby opposing the rezoning application. The writers noted the addition of a restaurant in the Riverway Business Centre will result in a parking shortage. The writers further noted there are ample eateries within one block of the complex across Byrne Road at Market Crossing.

There were no further submissions received regarding Rez. #10-06, Bylaw No. 12905.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #10-06, Bylaw No. 12905 be terminated.”

CARRIED UNANIMOUSLY

5. **“BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 05, 2011” - BYLAW NO. 12906**

Rez. #03-35

6000 Thorne Avenue

Parcel “A”, D.L. 173, Group 1, NWD Plan 86250

From: A1 Agricultural District

To: CD Comprehensive Development District (based on M2 General Industrial District, M3a Heavy Industrial District and in accordance with the development plan entitled “Cineprep Studios” prepared by D. Forcier Design)

The purpose of the proposed zoning bylaw amendment is to permit the development of a facility for film production, storage and manufacture of products associated with the film industry as well as associated office uses on Lot 1 based on CD (M2) zoning, and the continued operation of an automobile parts storage yard on Lot 2 based on CD (M3a) zoning.

The Advisory Planning Commission advised it supports the rezoning application.

****Councillor McDonell arrived at the Hearing at 7:17 p.m. and took his seat at the Council table.****

Rick McGowan, 107-5656 Halley Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker noted this agricultural land should be used for food production. He further noted the issue of food security is an increasingly important one and agricultural lands should be protected for future generations.

In response to the speaker's comments, the Deputy Director Planning and Building noted the subject property is not within the Agricultural Land Reserve. He further advised this site is designated for industrial development in accordance with the Big Bend Development Plan.

Rick Pennington, 5951 Thorne Avenue, Burnaby, representing 5917, 5951 and 5985 Thorne Avenue, Burnaby appeared before Council supporting the proposed development. The speaker did, however, express road access and drainage concerns relating to the properties he represents.

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

- During road construction, access to existing businesses in the area will be maintained.
- Proposed engineering design works will take into account existing storm drain connections to the properties Mr. Pennington represents.

A letter dated 2011 February 18 was received from Edward L. Wilson, Lawson Lundell LLP, 1600 Cathedral Place, 925 West Georgia Street, Vancouver, solicitor for owners of properties at 5917, 5951, 5985 and 6074 Thorne Avenue expressing general support for the rezoning application. The writer reviewed the proposal with City staff and noted 14 points of understanding resulting from those discussions. Mr. Wilson further advised of his understanding the services and works for the subject site will be brought as far north along Thorne Avenue to the property line with the Pacific Sea Treasures property at 6074 Thorne Avenue. Accordingly, when the property at 6074 Thorne Avenue is developed, it will only be required to extend the services north from the property line between 6000 Thorne Avenue and this Pacific Sea Treasures property.

There were no further submissions received regarding Rez. #03-35, Bylaw No. 12906.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing relating to Rez. #03-35, Bylaw No. 12906 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 7:34 p.m.

Confirmed:

Certified Correct:

MAYOR

ADMINISTRATIVE OFFICER I