

# PUBLIC HEARING

2011 MAY 31

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2011 May 31 at 7:00 p.m.

PRESENT: Mayor D.R. Corrigan, In the Chair  
Councillor P. Calendino  
Councillor R. Chang  
Councillor S. Dhaliwal  
Councillor A. Kang  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor P. McDonell  
Councillor N.M. Volkow

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 7:05 p.m.

1) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 13, 2011 – BYLAW NO. 12937**

Rez. #11-15

4501 Kingsway

Lot 1, DL 153, Group 1, NWD Plan BCP 47481

From: CD Comprehensive Development District (based on C3 General Commercial District and RM5 Multiple-Family Residential 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 “Sovereign” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of a permitted fitness facility within the 3<sup>rd</sup> floor podium, relocation of the 4<sup>th</sup> floor pool within the hotel component, minor expansion of the residential lobby and relocation of the City’s non-profit office facility to the fourth floor roof deck.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #11-15, Bylaw No. 12937.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-15, Bylaw #12937 be terminated.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 14, 2011 – BYLAW NO. 12938**

Rez. #10-18

5292, 5312 and 5338 Beresford Street

Lot 2, D.L. 98, Group 1, NWD Plan 4577; Lot 3, D.L. 98, NWD Plan 4577; Lot 4, Blk 13-15, D.L. 98, NWD Plan 2066

From: R5 Residential 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 “5292, 5312, 5338 Beresford Street” prepared by Wilson Chang Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 32-unit low-rise apartment development with full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Sanjeev Kirpal, 5276 Beresford Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker requested that the lane south of his property be kept open.

In response to the speaker’s request, the Director Planning and Building advised the lane in question will remain open until further redevelopment takes place and those properties bordering the lane no longer require access to it.

A letter dated 2011 May 24 was received from Amy, Tommy, and Grace Tsang, Stephen Ho and Anika Kong, 5-5261 Victory Street, Burnaby opposing the rezoning application. The writers requested that the subject site be used as recreation area including tennis courts and playground with swings and slide.

An email letter was received from Dana Klassen, 105-5375 Victory Street, Burnaby regarding the rezoning application. The writer expressed concern that access to the fire lane will be blocked off. The writer also noted the following points:

- A very large tree on the new development site should not be cut down.
- Huge cement blocks were moved onto the development site.

There were no further submissions received regarding Rez. #10-18, Bylaw #12938.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #10-18, Bylaw #12938 be terminated.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 15, 2011 – BYLAW NO. 12939**

Rez. #10-37

5250 and 5280 Grimmer Street

West Half Lot 14: Except Part In Plan LMP18352, DL 94, Group 1, NWD Plan 720, Lot 84, DL 94, Group 1, NWD Plan 40533

From: M4 Special Industrial District and P8 Parking District

To: CD Comprehensive Development District (based on C9a Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled “5250 and 5280 Grimmer Street Development” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed use development with retail and residential at grade with residential uses above, including fully enclosed under-building and underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #10-37, Bylaw# 12939.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #10-37, Bylaw #12939 be terminated.”

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 16, 2011 – BYLAW NO. 12940**

Rez. #10-34

4151 Norland Avenue

Lot 61, D.L. 79 and 80, Group 1, NWD Plan 73491

From: P5 Community Institutional District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development plan entitled “Dania Home Complex Care” prepared by Neale, Staniszki, Doll, Adams Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new 68 bed complex care facility to replace the existing 67 bed Dania Home Care facility, as well as to indicate an additional 33 beds, as a future phase of rezoning and development.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #10-34, Bylaw# 12940.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #10-34, Bylaw #12940 be terminated.”

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 17, 2011 – BYLAW NO. 12941**

Rez. #10-41

4700 Still Creek, Portion of 4855 Still Creek Drive, 2549 and 2650 Beta Avenue

Parcel “C” (Bylaw Plan 60856) DL 124, Grp 1, Plan 1543, Parcel “B” (Ref. Pl. 4406), DL 124, Grp 1, Except: Part Subdivided By Plan 42351, NWD, Lot 5, DL 124, Grp 1, NWD Plan BCP25458, Lot A, Blk 1, Except: Part Subdivided By Plan 42037, DL 73, Grp 1, NWD Plan 4326

From: CD Comprehensive Development District (based on M2 General Industrial District and M3a Heavy Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, and M3 Heavy Industrial District and in accordance with the development plan entitled “South Site: Still Creek Works Yard” prepared by Walter Francl Architecture)

The purpose of the proposed zoning bylaw amendment is to establish a specific plan of development for the City Works Yard in line with the conceptual plan being established through Rezoning Reference #09-16.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rez. #10-41, Bylaw #12941.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #10-41, Bylaw #12941 be terminated.”

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 18, 2011 - BYLAW NO. 12942**

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to clarify certain aspects of the bylaw and make minor amendments in support of existing practices and Council policies regarding measurement of building depth in R Residential Districts, measurement of projections into the required yards, exclusion of drive-in restaurants in the C4 District, and first storey frontage restrictions for banks and business and professional offices in the C8 and C8a Urban Village Commercial District (Hastings).

There were no further submissions received regarding text amendment Bylaw No. 12942.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing relating to Text Amendment, Bylaw #12942 be terminated.”

CARRIED UNANIMOUSLY

**ADJOURNMENT**

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:22 p.m.

Confirmed:

Certified Correct:

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MAYOR

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ADMINISTRATIVE OFFICER I