

PUBLIC HEARING

2012 FEBRUARY 21

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2012 February 21 at 7:00 p.m.

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

ABSENT: Councillor P. Calendino

STAFF: Mr. Lou Pelletier, Deputy Director Planning and Building
Mr. Sid Cleave, Acting Deputy City Clerk
Ms. Eva Prior, Acting Administrative Officer 1

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

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 3, 2012 – BYLAW NO. 13054

Rez. #11-17

6709 Royal Oak Avenue

The North Half Lot “F”, D.L. 152, Group 1, NWD Plan 10076

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Metrotown Development Plan as guidelines, and in accordance with the development plans entitled, “Royal Oak Fourplex” prepared by TD Studio).

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-unit, three-storey town house development with surface parking.

The Advisory Planning Commission advised it supports the rezoning application.

Mr. Mathew Haydar, 301-6739 Royal Oak Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted the subject property is located approximately 120 ft. from a former gas station site. As a result, soil tests should be conducted to determine if the subject site is contaminated.

The speaker advised there are three trees at the front and two trees at the back of the subject property. He noted some of these trees may not be entirely on the property. He requested that a survey be undertaken to determine if any of the trees extend beyond the property line.

The speaker concluded by noting the existing house on the property has been renovated and it is not the type of house that needs to be demolished.

There were no further submissions received regarding Rezoning #11-17, Bylaw No. 13054.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-17, Bylaw No. 13054 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR McDONELL:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT staff prepare a report responding to the issues raised at the Public Hearing for Rezoning Ref. #11-17, Bylaw No. 13054.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 4, 2012 – BYLAW NO. 13055

Rez. #11-50

4021 Kingsway

Lot 1, D.L. 34, Group 1, NWD Plan LMP33243

From: CD Comprehensive Development District (based on C2 Community Commercial District and P1 Neighbourhood Institutional District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District and P1 Neighbourhood Institutional District and Metrotown Development Plan guidelines and in accordance with the development plan entitled “Proposed Expanded Daycare at 4021 Kingsway, Bby., B.C.” prepared by Stephen Chan)

The purpose of the proposed zoning bylaw amendment is to permit an increase in capacity to the existing childcare facility.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning Ref. #11-50, Bylaw No. 13055.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-50, Bylaw No. 13055 be terminated.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 5, 2012 – BYLAW NO. 13060

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment regarding permitted uses in the M8 Advanced Technology District is to provide clarification concerning the distinction between research and development offices from business and professional office uses.

Mr. Rod Gatenby, Managing Director, Sun Life Financial, appeared before Council expressing concern regarding the proposed text amendment. The speaker appreciated that the staff report regarding the amendment specifically allowed for some discretion in determining which firms are permitted to operate in Discovery Place based on a definition related to the amount of space used within the individual premises for research and development purposes. The speaker, however, noted that some high tech firms making location decisions may find this to be a subjective process.

The Deputy Director Planning and Building advised that if a high tech firm proposes to utilize over fifty percent of their space for business and professional office uses, then a rezoning process would be required.

There were no further submissions received regarding Text Amendment Bylaw No. 13060.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Text Amendment Bylaw No. 13060 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR KANG:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:34 p.m.

Confirmed:

Certified Correct:

MAYOR

ACTING DEPUTY CITY CLERK