

PUBLIC HEARING

2012 JUNE 26

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2012 June 26 at 7:00 p.m.

PRESENT: Mayor D.R. Corrigan, In the Chair
Councillor P. Calendino (*arrived at 7:05 p.m.*)
Councillor S. Dhaliwal
Councillor D.N. Johnston
Councillor C. Jordan
Councillor P. McDonell
Councillor N.M. Volkow

ABSENT: Councillor Chang
Councillor Kang

STAFF: Mr. Lou Pelletier, Acting Director Planning and Building
Mr. Sid Cleave, Acting Deputy City Clerk

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

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 26, 2012 – BYLAW NO. 13104

Rez. #10-25

4950, 4984 Imperial Street and 6861 Dunblane Avenue

Lot 1, Except PCL "B" (Explanatory Plan 11325), Blk 10, DL 98, Group 1, NWD Plan 8184; Lot 2, Except: North 115 Feet, DL 98, Group 1, NWD Plan 8184; the North 115 Feet of Lot 2, Blk 10, DL 98, Group 1, NWD Plan 8184

From: C2 Community Commercial District and 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 "42 Unit Apartment Building" prepared by WG Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey apartment development (42 units) with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

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

An email letter dated 2012 June 24 was received from Johnny Fu and Bill Zeng, 5000 Imperial Street, Burnaby expressing concern regarding the rezoning application particularly with traffic and parking congestion as well as the lack of green space in the area. The writer also noted the increase in residents in the neighbourhood will place additional demands on schools, medical services and recreation centres.

An email letter dated 2012 June 26 was received from Star Santana opposing the rezoning application. The writer expressed concern regarding construction noise and noted the existing green space should be preserved.

Mrs. Habib, previous owner of 4984 Imperial Street, Burnaby appeared before members of Council inquiring regarding the timing for demolition of existing buildings on the subject site and construction of the proposed four storey apartment development.

The Acting Director Planning and Building advised demolition work could begin if the bylaw receives second reading on 2012 July 16. Construction of the apartment development is anticipated to take up to eighteen months.

There were no further submissions received regarding Rezoning #10-25, Bylaw No. 13104

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #10-25, Bylaw No. 13104 be terminated.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 27, 2012 – BYLAW NO. 13105

Rez. #11-45

7405, 7413, 7425 and 7435 Kingsway and 7456 Britton Street

Lot 4, Block 53, D.L. 30, Group 1, NWD Plan 3036; Lot 5, Block 53, D.L. 30, Group 1, NWD Plan 3036; Lot 5, D.L. 30, Group 1, NWD Plan 4098; Lot 6, D.L. 30, Group 1, NWD Plan 4098; Parcel “E” (Reference Plan 3410), Lot 6, Block 53, D.L. 30, Group 1, NWD Plan 3036; Parcel “G” (Reference Plan 3021), Lot 6, Block 53, D.L. 30, Group 1, NWD Plan 3036; Lot 7, Block 53, D.L. 30, Group 1, NWD Plan 3036

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Britton Street Townhouse Project” prepared by Integra Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three storey townhouse development (44 units) with full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #11-45, Bylaw No. 13105.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-45, Bylaw No. 13105 be terminated.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 28, 2012 - BYLAW NO. 13106

Rez. #11-49

7008, 7018 and 7070 Fourteenth Avenue

Lot A, D.L. 53, Group 1, NWD Plan LMP39523; Lot B, D.L. 53, Group 1, NWD Plan 39523; Lot 71, Except: Part Dedicated Road on Plan BCP11553, D.L. 53, Group 1, NWD Plan 35475

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “7000 14th Avenue, Burnaby, B.C.” prepared by Robert Ciccozzi Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four storey apartment development (257 units) with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #11-49, Bylaw No. 13106.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-49, Bylaw No. 13106 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 7:12 p.m.

Confirmed:

Certified Correct:

MAYOR

ACTING DEPUTY CITY CLERK