

PUBLIC HEARING

2012 JULY 31

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2012 July 31 at 7:00 p.m.

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

ABSENT: His Worship, Mayor D.R. Corrigan
Councillor N.M. Volkow

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

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

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 29, 2012 – BYLAW NO. 13110

Rez. #11-13

6080 and 6136 Beresford Street

Lot 2, D.L. 97, Group 1, NWD Plan 1119; Lot 29A Except: Part Shown Coloured Red on Plan with Fee Deposited No. 14285F, D.L. 97, Group 1, NWD Plan 824

From: M2 General Industrial 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 “Proposed Townhouse Development 6080 and 6136 Beresford Street, Burnaby BC” prepared by Rositch Hemphill and Associates).

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey, 61 unit townhouse development with garage and surface parking.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #11-13, Bylaw No. 13110.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“THAT this Public Hearing for Rez. #11-13, Bylaw No. 13110 be terminated.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 30, 2012 – BYLAW NO. 13112

Rez. #10-21

6675, 6683 and 6693 Arcola Street

Lot 19, Block 5, D.L. 96, Group 1, NWD Plan 1194; Lot 18, Block 5, D.L. 96, Group 1, NWD Plan 1194; Lot 17, Block 5, D.L. 96, Group 1, NWD Plan 1194

From: R5 Residential District

To: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and in accordance with the development plan entitled “Saint Francis de Sales Childcare Centre” prepared by Principle Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 40 space childcare facility.

The Advisory Planning Commission advised it supports the rezoning application.

An email letter dated 2012 July 25 was received requesting confidentiality. The writer opposed the rezoning application and noted the proposed childcare facility will create noise and traffic congestion and increase the risk of accidents.

An email letter dated 2012 July 24 was received requesting confidentiality. The writer opposed the rezoning application and expressed concern regarding traffic congestion in the back alley. In addition, the writer requested the alley be blocked off during peak hours. The writer also noted the drop off for the child care centre should be at Arcola Street.

Paul Lepage, 833 East 20th Avenue, Vancouver, Project Manager for the rezoning application, appeared before Council to answer any questions Council may have.

Rene Mrzljak, 5623 Donovan Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker emphasized the great need for the proposed childcare facility in the community and noted it will provide a safe and stable learning environment.

Paul Lepage, 833 East 20th Avenue, Vancouver again appeared before Council noting the drop off zone for the proposed child care facility will be on the subject property, not on Arcola Street. The speaker also noted seven off-street parking spaces will be provided for the facility.

Albert Lee, 7091 Sperling Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application particularly with traffic congestion in the rear lane which makes it difficult for him to enter and exit his driveway. The speaker also noted the proposed childcare facility will increase the amount of noise in the neighbourhood.

Rene Mrzljak, 5623 Donovan Street, Burnaby again appeared before Council advising the proposed child care facility is operated as a preschool during regular school hours. It will be used to provide daycare before and after the regular school day.

Cecilia McLaren, 2142 Cliffmont Road, North Vancouver, Principal of St. Francis de Sales Elementary School, appeared before Council confirming the proposed childcare facility will provide before school care from 7:00 a.m. to 9:00 a.m. and after school care from 3:00 p.m. to 6:00 p.m. Many parents will access the facility off of Arcola Street which will help to alleviate traffic in the lane.

Albert Lee, 7091 Sperling Avenue, Burnaby again appeared before Council noting the proposed childcare facility will be very close to his back yard. The speaker requested consideration be given to moving the facility further back on the property.

Tom Dusevic, 6333 Parkview Place, Burnaby appeared before Council noting access to the proposed childcare facility will be off of Arcola Street into the on-site parking lot. The speaker noted this access route should not negatively impact Mr. Albert Lee's access to his property.

Albert Lee, 7091 Sperling Avenue, Burnaby again appeared before Council emphasizing that traffic in the lane makes difficult for him to enter and exit his driveway. The speaker asked if the proposed childcare facility could be moved back further on the property. He also expressed concern about the high level of noise from the facility.

In response to the speaker's comments, the Acting Director Planning and Building noted that moving the childcare facility further back would be an inefficient use of the property. In addition, the Acting Director Planning and Building noted it is not anticipated noise from the childcare facility will exceed bylaw requirements.

Jeff Wong, 6149 Empress Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker noted there is a shortage of before and after school care in the community.

There were no further submissions received regarding Rezoning #10-21, Bylaw No. 13112.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR MCDONELL:

“THAT this Public Hearing for Rez. #10-21, Bylaw No. 13112 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

“THAT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 2012 – Bylaw No. 13112 be now read a second time.”

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 7:31 p.m.

Confirmed:

Certified Correct:

ACTING MAYOR, COUNCILLOR S. DHALIWAL

DEPUTY CITY CLERK