

PUBLIC HEARING

2013 March 19

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2013 March 19 at 7:00 p.m.

PRESENT: His Worship, Mayor D.R. Corrigan
Councillor R. Chang
Councillor S. Dhaliwal
Councillor D.N. Johnston
Councillor C. Jordan
Councillor N.M. Volkow

ABSENT: Councillor P. Calendino
Councillor A. Kang
Councillor P. McDonell

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

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

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 4, 2013 – BYLAW NO. 13182

Rez. #12-21

1846, 1876 and 1904 Gilmore Avenue

This rezoning application was WITHDRAWN prior to the Public Hearing.

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 5, 2013 – BYLAW NO. 13183

Rez. #12-36

7670 Kingsway

Lot 17, District Lot 29, Group 1, NWD Plan 16141

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and the development plan entitled “7670 Kingsway” prepared by Cornerstone Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three storey stacked townhouse development (20 units) with full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2013 March 19 was received from Florence Drury, 7441-13th Avenue, Burnaby expressing concern regarding the rezoning application particularly relating to street and lane parking, construction noise and the risk of damage to the complex she lives in from heavy equipment and construction of the proposed underground parking.

Scott Kennedy, Cornerstone Architecture, 408-611 Alexander Street, Vancouver, architect for the rezoning applicant, appeared before Council to address concerns raised in the previously noted letter from Florence Drury. The speaker noted that a geotechnical engineer will address shoring and underpinning of the lane and stability issues. The speaker also noted that the rezoning applicant will work with city staff to develop a construction and parking plan to minimize disruption to the neighbourhood.

Arising from discussion, Council requested that Planning staff reply to the letter from Florence Drury.

There were no further submissions received regarding Rezoning #12-36, Bylaw No. 13183.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #12-36, Bylaw #13183 be terminated.”

CARRIED UNANIMOUSLY

3) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 6, 2013 – BYLAW NO. 13184](#)

Rez. #12-35

4450 Still Creek Drive

Lot 3, District Lots 70 and 119, Group 1, NWD Plan BCP25458

From: CD Comprehensive Development District (based on M1 Manufacturing District)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and in accordance with the development plan entitled “Morrey Infiniti 4450 Still Creek Drive Burnaby, BC” prepared by ATA Architectural Design Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit a new car dealership on the site.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #12-35, Bylaw No. 13184.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing for Rez. #12-35, Bylaw #13184 be terminated.”

CARRIED UNANIMOUSLY

4) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 7, 2013 – BYLAW NO. 13185](#)

Rez. #11-02

7200 Cariboo Road

Lot 2, District Lots 13 and 14, Group 1, NWD Plan 85914, Except Plan EPP7189

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District, Cariboo Heights Community Plan guidelines and in accordance with the development plan entitled “Cariboo Road Christian Fellowship Society 7200 Cariboo Road Burnaby, B.C.” prepared by O.C.A. Architects (B.C.) Inc.)

The purpose of the proposed zoning bylaw amendment is to permit construction of an addition to the existing church.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #11-02, Bylaw No. 13185.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-02, Bylaw #13185 be terminated.”

CARRIED UNANIMOUSLY

5) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 8, 2013 – BYLAW NO. 13186](#)

Rez. #11-37

5369, 5401 and 5437 Lane Street

Strata Lots 1, 2, 3, 4, Group 1, NWD Strata Plan LMS3194 and West and East Half Lot 27, District Lot 94, Group 1, NWD Plan 720

From: M4 Special Industrial 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 “Lane Street Phase 1 5369/5401/5437 Lane Street Burnaby B.C.” prepared by Cornerstone Architecture)

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 at grade commercial fronting Lane Street with residential uses behind and above.

The Advisory Planning Commission advised it supports the rezoning application.

A memorandum dated 2013 February 26 was received from the Director Planning and Building advising of revisions to the 2013 February 25 report to Council regarding this rezoning application. In Section 4.4, the combined unit number and mix was inadvertently presented for both Phase 1 and Phase 2 of the proposed development instead of just the subject Phase 1 figures. The figures in Section 4.4 should read as follows:

“4.4 Unit Mix

10	studio units:	-	46.2 – 49.7m ² (497 - 535 sq. ft.)
6	one-bedroom units:	-	60.2 m ² (648 sq. ft.)
14	one-bedroom + den units:	-	63.1 – 63.2 m ² (679 - 680 sq. ft.)
72	two-bedroom:	-	70.1 – 72.4 m ² (755 - 779 sq. ft.)
<u>3</u>	<u>two-bedroom + den units:</u>	-	<u>79.1 m² (851 sq. ft.)</u>
105	Total Units “		

Councillor Volkow expressed concern regarding heavy traffic at the Royal Oak and Kingsway intersection and the subsequent impacts of that traffic on Grimmer Avenue and Lane Avenue near the proposed development.

Scott Kennedy, Cornerstone Architecture, 408-611 Alexander Street, Vancouver, architect for the rezoning applicant, appeared before Council to answer any questions Council may have.

There were no further submissions received regarding Rezoning #11-37, Bylaw No. 13186.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-37, Bylaw #13186 be terminated.”

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 9, 2013 – BYLAW NO. 13187**

Rez. #12-04

5309 Lane Street

Strata Lots 1, 2, 3, 4, 5, 6, and 7, District Lot 94, Group 1, NWD Strata Plan LMS 527 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1.

From: M4 Special Industrial 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 “Lane Street Phase 2 5309 Lane Street Burnaby B.C.” prepared by Cornerstone Architecture)

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 at grade commercial fronting Lane Street with residential uses behind and above.

The Advisory Planning Commission advised it supports the rezoning application.

Nelson Santos, 6029 Bryant Street, Burnaby, appeared before Council inquiring regarding plans for a park in the vicinity of the subject rezoning application.

His Worship Mayor Corrigan advised that the City is exploring options for a park in the neighbourhood.

There were no further submissions received regarding Rezoning #12-04, Bylaw No. 13187.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing for Rez. #12-04, Bylaw #13187 be terminated.”

CARRIED UNANIMOUSLY

7) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 10, 2013 – BYLAW NO. 13188**

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to provide clarification and improvements to the wording of the bylaw regarding residential sales centres in commercial districts.

The Advisory Planning Commission advised it supports the zoning bylaw amendment.

There were no further submissions received regarding Text Amendment, Bylaw No. 13188.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Text Amendment, Bylaw #13188 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:20 p.m.

Confirmed:

Certified Correct:

MAYOR

DEPUTY CITY CLERK