

PUBLIC HEARING

2013 JULY 23

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2013 July 23 at 7:00 p.m.

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

ABSENT: Councillor N.M. Volkow

STAFF: Mr. Lou Pelletier, Director Planning and Building
Ms. Maryann Manuel, Acting City Clerk

The Public Hearing was called to order at 7:05 p.m.

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 25, 2013 – BYLAW NO. 13228

Rez. #13-15

Portion of 3555 Douglas Road

Lot A, DL 74, Group 1, NWD Plan BCP15476

From: R3a Residential District

To: Amended R3a Residential District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 92.81 m² (999 ft²) addition to the rear of the Cunningham House, a single family residence that is designated as a City heritage building. The property is located in the R3a Residential District, and is subject to a Section 219 covenant restricting development to that shown on the approved development plans. Amendment of the Section 219 covenant requires approval through the rezoning process.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #13-15, Bylaw No. 13228.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

“THAT this Public Hearing for Rez. #13-15, Bylaw #13228 be terminated.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 19, 2013 – BYLAW NO. 13216

Rez. #12-20

6123 Hastings Street

Lot 1, DL 205, Group 1, NWD Plan LMP42060

From: CD Comprehensive Development District (based on C4 Service Commercial District and in accordance with the development plan entitled “Car Wash Facility” prepared by Phoenix Structural Designs Ltd., J.T. Engineering and Management Ltd. and DMG Landscape Architects)

To: CD Comprehensive Development District (based on C4a Service Commercial District and in accordance with the development plan entitled, “Tim Hortons” prepared by Vector Engineering Services Ltd., K Paul Architect, The TDL Group Corp., and M2 Landscape Architecture)

The purpose of the proposed zoning bylaw amendment is to permit construction of a new commercial building on the portion of the property fronting Hastings Street.

The Advisory Planning Commission advised it supports the rezoning application.

Ken Eckert, 270 Fell Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application as it relates to traffic. Mr. Eckert advised that there is a pedestrian activated traffic signal at Fell Avenue and Hastings Street but students from Burnaby North Secondary do not use this signal, but rather, prefer to short-cut by running across Hastings Street at Hammarskjold Drive. A fast food restaurant located on the north side of Hastings Street will only serve to increase the problem. Mr. Eckert suggested that there will be potential for increased traffic crashes and unsafe conditions for pedestrians, keeping in mind that there is also an HOV lane with traffic travelling at higher rates of speed, and that these issues need to be addressed.

In concluding his comments, Mr. Eckert inquired if iron fencing down the middle of Hastings Street in this location would assist in preventing students from running across Hastings Street.

Gordon Grant, resident of 280 Ross Drive, New Westminster and owner of B.C. Collision at 6101 Hastings Street appeared before Council advising that he has been doing business at the current location for the past 40 years. Mr. Grant noted that parking for his business became very limited

as a result of parking being removed from Hastings Street to accommodate an HOV traffic lane. Now with the addition of a fast food restaurant, traffic will be exiting the subject site via the laneway which is currently used to accommodate the lost parking space on Hastings. Mr. Grant suggested that, with the added traffic accessing and egressing the proposed fast food restaurant, vehicles will be impeding traffic (heading westbound) or, cutting across traffic (heading eastbound).

In response to Mr. Grant's inquiries, the Director Planning and Building noted that one of the pre-requisites to the rezoning application is the review of an analysis of the Hastings-Fell intersection by the Director Engineering. This review will include the functionality of the current traffic signal at this intersection.

Regarding parking, the Director Planning and Building advised that the proposed development includes 22 parking stalls which exceeds the parking requirements.

There were no further submissions received regarding Rezoning #12-20, Bylaw No. 13216.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR MCDONELL:

"THAT this Public Hearing for Rez. #12-20, Bylaw #13216 be terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR MCDONELL:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

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

Confirmed:

Certified Correct:

MAYOR

ACTING CITY CLERK