

## PUBLIC HEARING

2013 FEBRUARY 26

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2013 February 26 at 7:00 p.m.

PRESENT: Councillor S. Dhaliwal, Acting Mayor  
Councillor P. Calendino (*arrived at 7:03 p.m.*)  
Councillor R. Chang  
Councillor D.N. Johnston (*arrived at 7:06 p.m.*)  
Councillor C. Jordan  
Councillor A. Kang (*arrived at 7:04 p.m.*)  
Councillor P. McDonell  
Councillor N.M. Volkow

ABSENT: His Worship, Mayor D.R. Corrigan

STAFF: Mr. Ed Kozak, Assistant Director Current Planning  
Mr. Sid Cleave, Deputy City Clerk

The Public Hearing was called to order at 7:02 p.m.

*\*\*Councillor Calendino arrived at the Hearing at 7:03 p.m. and took his seat at the Council table.\*\**

*\*\*Councillor Kang arrived at the Hearing at 7:04 p.m. and took her seat at the Council table.\*\**

1) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO.3, 2013 – BYLAW NO. 13178**

Rez. #12-47

#104 – 2999 Underhill Avenue

Lot 52, DL 57, Group 1, NWD Plan 31050

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M3'r Heavy Industrial District and Lake City Business Centre guidelines and in accordance with the development plan entitled "Unit 104/105 Lake City Junction 2999 Underhill Burnaby, BC" prepared by Henderson Construction Limited)

The purpose of the proposed zoning bylaw amendment is to permit a restaurant within an existing multi-tenant industrial/warehouse development.

The Advisory Planning Commission advised it supports the rezoning application.

Harley Smith, unit 207-4288 Lozells Street, Burnaby, representing the property owner for the rezoning application, appeared before Council supporting in concept the use of the subject space as a cafe.

*\*\*Councillor Johnston arrived at the Hearing at 7:06 p.m. and took his seat at the Council table.\*\**

Mr. Smith, however, objected to certain conditions set out in the staff report regarding the rezoning application. The speaker noted the requirements to provide a 4.0 metre wide road dedication along the south property line and a 1.0 metre wide dedication along the Underhill Avenue frontage are onerous given the small scale of the proposed development. Mr. Smith concluded by requesting that the City waive or forego these requirements until the owner considers submitting a future application to rezone the property to M5 District to allow for outright office use.

Willie Mounzer, the rezoning applicant, appeared before Council advising that he looks forward to operating a cafe service in the Lake City Way Business Park.

Email letters supporting the rezoning application were received from Troy Fargey, Hitfar, 109-2999 Underhill Avenue, Paul McCann, Trends Electronics International Inc., #202-2999 Underhill Avenue, Kristy Mattiazzo, Private Property Staging, 7989 Enterprise Street, Burnaby, George Leon, Marvin Windows of Canada, #101-2999 Underhill Avenue, Cristin Kilmartin, Surface Renewal Systems Ltd., 109-3011 Underhill Avenue, and Kevin McElgunn, K-Bro Linen Systems Inc., Burnaby-Vancouver.

There were no further submissions received regarding Rezoning #12-47, Bylaw No. 13178.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #12-47, Bylaw No. 13178 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR VOLKOW:  
SECONDED BY COUNCILLOR CALENDINO:

“THAT staff prepare a report in response to the issues raised at the Public Hearing for Rez. #12-47, Bylaw No. 13178.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 2, 2013 – BYLAW NO. 13177**

Rez. #12-33

9208 North Fraser Crescent

Lot 2, DL 165, Group 1, NWD Plan BCP47738

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Glenlyon Concept Plan and in accordance with the development plan entitled "Multi-Tenant Building" by Christopher Bozyk Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a light-industrial development in accordance with the Glenlyon Concept Plan.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #12-33, Bylaw No. 13177.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing for Rez. #12-33, Bylaw No. 13177 be terminated."

CARRIED UNANIMOUSLY

### ADJOURNMENT

MOVED BY COUNCILLOR VOLKOW:  
SECONDED BY COUNCILLOR CALENDINO:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

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

Confirmed:

Certified Correct:

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ACTING MAYOR

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DEPUTY CITY CLERK