

PUBLIC HEARING

2013 OCTOBER 29

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2013 October 29 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
Councillor N.M. Volkow

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 7:04 p.m.

1) **[BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 29, 2013 – BYLAW NO. 13245](#)**

Rez. #12-07

1735, 1763 Douglas Road and 1710 Gilmore Avenue

Parcel “A” (Explanatory Plan 9664), Lots’ 2 & 3 , DL 120, Group 1, NWD Plan 3482; Lot 3 Except Part in Parcel “A” (Explanatory Plan 9664), DL 120, Group 1, NWD Plan 3482; Lot “C”, DL 120, Group 1, NWD Plan 13545

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Aviara II” prepared by Integra Architecture Inc. and Hewitt and Company Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 52 storey high-rise residential building and two 4-6 storey low rise apartment buildings.

The Advisory Planning Commission advised it supports the rezoning application.

An email dated 2013 October 18 was received from Cherie Moses, 4432 Graveley Street, Burnaby, representing the Graveley Traffic Calming Group, containing a letter outlining the issues regarding Graveley Street between Carleton and Willingdon, Brentwood general land use map, minor road network map, Vancouver Sun article about a fatality at Graveley/Willingdon and an ICBC crash and injury report.

The letter from the Graveley Traffic Calming Group expressed concern that the increase in population and vehicles resulting from the proposed development will worsen an already problematic traffic situation on Graveley Street. The writers noted the planned realignment at First Avenue and Douglas Road will result in additional First Avenue traffic using Carleton Avenue and Graveley Street. The writers also emphasized traffic and pedestrian safety concerns as well as parking issues on Graveley Street.

A second email dated 2013 October 20 was received from Cherie Moses, 4432 Graveley Street, Burnaby providing a petition containing 101 signatures from residents of Graveley Street, Rosser Avenue, Madison Avenue, Dent Avenue, and Whitsell Avenue. The petition entitled "Traffic Safety, Pedestrian Safety and Parking Concerns on Graveley Street, between Carleton and Willingdon" requested that the City of Burnaby create and implement a pedestrian safety plan, traffic calming plan and parking plan for their neighbourhood.

An email letter dated 2013 October 29 was received from Hee Seok Lee and Kyung Won Yoo, #802 – 4135 Halifax Street, Burnaby opposing the rezoning application. The writers expressed concern regarding loss of view and traffic congestion.

An email letter dated 2013 October 28 was received from Patricia Sproul, 4132 Halifax Street, Burnaby expressing concern regarding the rezoning application particularly with loss of view, privacy and property values for adjacent property owners, an increase in traffic, parking congestion, noise, air pollution and crime and added stress to infrastructure services in the area. The writer also noted the proposed height of the high rise building is not compatible with the area.

An email dated 2013 October 23 was received from Kristina Murray, 4211 Graveley Street, Burnaby expressing concern regarding the rezoning application particularly with the plan to have Carleton Avenue continue on to First Avenue. The writer further noted the proposed development will lead to an increase in the number of vehicles travelling on Graveley Street and worsen an already problematic traffic situation.

An email dated 2013 October 17 was received from Darryl and Claudia Leniuk, 901-4132 Halifax Street, Burnaby opposing the rezoning application. The writers noted the proposed development will block their view and diminish the value of their property. The writers also noted the development will increase traffic in the immediate area as well as the risk to pedestrians and cyclists. The writers concluded by noting they would not be opposed to a low-rise development on the subject site.

An email letter was received from Lory Hinz, 4132 Halifax Street, Burnaby opposing the rezoning application. The writer noted the proposed 52-storey high rise building is not compatible with the neighbourhood and will block the views of adjacent property owners. The writer concluded by requesting Council place a moratorium on further development applications in the Brentwood area until the surrounding road infrastructure is capable of handling more high rise buildings.

John O'Dondell, Senior Vice-President, Ledingham McAllister, 300-1285 W. Pender Street, Vancouver, the rezoning applicant, appeared before Council to answer any questions Council may have.

Anne Johnson, 4380 Graveley Street, Burnaby, representing the Graveley Street Traffic Calming Group, appeared before Council expressing concern the proposed development and realignment

of First Avenue at Douglas Road will add to traffic, parking and pedestrian safety problems on Graveley Street. The speaker noted that most of the non-residential traffic on Graveley Street occurs during rush hour as commuters attempt to avoid traffic lights on Lougheed Highway. The delegation noted they are not trying to stop the proposed development; they just want their concerns to be adequately addressed. The delegation concluded by advising that Graveley Street residents look forward to working with LM Aviara and the City of Burnaby to make a liveable community for current and future residents.

Doug Williams, 1901-4388 Buchanan Street, Burnaby appeared before Council requesting the proposed tower be moved to the northern corner of the subject site. He would then be able to maintain his view of downtown Vancouver.

Deane Bennett, 1302-4425 Halifax Street, Burnaby appeared before Council expressing concern regarding the proposed development. The speaker noted he will lose his view and privacy and the value of his home will decline as well. The speaker further advised that when he purchased his unit in the “Aviara I” development he did not anticipate a 52-storey tower would be built in front of him one year later.

Mr. Bennett requested consideration be given to building three residential towers approximately 20 storeys high instead of the proposed 52 storey tower. If that is not acceptable, then he requested the proposed tower be moved to the northern corner of the subject site.

Tessa Brauer, 8-1873 Adanac Street, Vancouver appeared before Council expressing concern regarding the proposed development. The speaker recently purchased a unit in the “Aviara I” development and noted the proposed tower will negatively impact her view. The speaker also noted that when she purchased the above noted unit, she was not made aware of the proposed tower.

In response to the speakers comments, the Director Planning and Building noted the City requires developers to distribute area plan notification forms with disclosure statements and post area plan notification signs on the development site and in the sales office.

Matthew Senf, 4811 Brentlawn Drive, Burnaby appeared before Council expressing traffic concerns related to the proposed development. The speaker noted a comprehensive plan is necessary to minimize the impact of additional traffic on surrounding streets.

Cherie Moses, 4432 Graveley Street, Burnaby appeared before Council expressing traffic concerns related to the proposed development. The speaker also noted that much of the existing traffic on Graveley Street is commuter traffic avoiding Lougheed Highway and Willingdon Avenue. The speaker concluded by emphasizing the importance of including neighbourhoods in the planning process for major developments.

Councillor Chang retired from the Public Hearing at 7:52 p.m.

John O’Dondell, Senior Vice-President, Ledingham McAllister, 300 – 1285 West Pender Street, Vancouver, the rezoning applicant, again appeared before Council to provide a copy of part of their disclosure statement for the marketing of Aviara properties.

Councillor Chang returned to the Public Hearing at 7:57 p.m. and took his seat at the Council table.

Mr. O'Donnell also noted the proposed 52-storey tower is located on the southwest corner of the subject site to lessen the impact on views of the North Shore Mountains. The speaker also noted the slim side of the tower will face the "Marquis Grande" building.

There were no further submissions received regarding Rezoning #12-07, Bylaw No. 13245.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing for Rez. #12-07, Bylaw No. 13245 be terminated."

CARRIED UNANIMOUSLY

2) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 30, 2013 – BYLAW NO. 13246](#)

Rez. #13-21

4567 Lougheed Highway

Lot 1, D.L. 123 and 124, Group 1, NWD Plan EPP31990

From: CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s and RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines

To: Amended CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s and RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Brentwood Tenant Improvements" prepared by Stantec Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit exterior facade improvements and minor expansion to retail floor area for the existing commercial centre to facilitate tenant relocation as future redevelopment applications proceed on a phased basis.

The Advisory Planning Commission advised it supports the rezoning application.

An email was received from Fanny Kwok, 410-4799 Brentwood Avenue, Burnaby expressing concern regarding redevelopment of the subject site. The writer noted construction noise as well as traffic noise and congestion will disrupt the daily lives of adjacent residents. The writer concluded by requesting consideration be given to limiting residential building height to four-storeys along northeast Beta Avenue and Lougheed Highway.

There were no further submissions received regarding Rezoning #13-21, Bylaw No. 13246.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-21, Bylaw No. 13246 be terminated.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 31, 2013 – BYLAW NO. 13247

Rez. #13-24

4664 Lougheed Highway

Lot 81A Except: West 150 Ft., Except: Plan SRW PL4957, D.L. 124, Group 1, NWD Plan 3348

From: CD Comprehensive Development District (based on the M5 and M5L Light Industrial District)

To: Amended CD Comprehensive Development District (based on the M5 and M5L Light Industrial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Gym Rezoning” prepared by Salikan Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the relocation of a fitness facility within the existing Brentwood Office Centre at 4664 Lougheed Highway.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2013 October 29 was received from Sarah Lutz, on behalf of the Strata Council for Strata Plan BCS 2354 located at 4723 and 4783 Dawson Street, Burnaby expressing traffic and parking concerns regarding the rezoning application. The Strata Council requested assurance that adequate and appropriate parking facilities will be provided to accommodate the new fitness centre.

An email dated October 29 was received from Lanlan Wu, 404-4723 Dawson Street, Burnaby advising of her prepaid membership with “Fit City for Women” previously located at 4664 Lougheed Highway. The writer noted the facility closed in August 2012 before her membership expired. She would like to lodge a claim for the eight months remaining on her membership.

Robert Salikan, Salikan Architecture Inc., 923-409 Granville Street, Vancouver, the rezoning applicant, appeared before Council to answer questions Council may have.

Jeff Long, 107-4783 Dawson Street, Burnaby appeared before Council to inquire regarding parking for the proposed fitness centre. The speaker also asked if there would be any change to the building structure or the amount of traffic in the area.

In response to the speaker’s remarks, the Director Planning and Building noted the amount of parking provided for the overall development meets city standards. In addition, he noted there would be no material change to the building. The Director Planning and Building also advised that he did not anticipate any material change to traffic patterns in the area.

Silva Uden, 103-4783 Dawson Street, Burnaby appeared before Council to inquire regarding hours of operation for the proposed fitness centre. The speaker also expressed concern regarding the amount of traffic the business would generate.

In response to the speaker's remarks, the Director Planning and Building advised the City does not have a bylaw which would restrict the operating hours of this business.

There were no further submissions received regarding Rezoning #13-24, Bylaw No. 13247.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-24, Bylaw No. 13247 be terminated.”

CARRIED UNANIMOUSLY

4) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 32, 2013 – BYLAW NO. 13248](#)

Rez. #08-38

#101-4501 North Road

Strata Lot 09, D.L. 1, NWD Strata Plan NW1901, together with an interest in the common property in proportion to the unit entitlement of the strata lot.

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District, M5 Light Industrial District and Lougheed Town Centre Plan guidelines and in accordance with the development plan entitled “North Rd. Centre Rezoning” prepared by Brandgaga Design Construction Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the change of use of #101-4501 North Road (Strata Lot #09) from light industrial to neighbourhood commercial use; clarify overall building gross floor area; and update the overall parking plan.

An email letter dated 2013 October 18 was received from Karen Danderfer, 9852 Millbrook Lane, Burnaby inquiring regarding potential uses of the subject site.

Planning Department staff replied to Ms. Danderfer clarifying potential uses of the subject site.

There were no further submissions received regarding Rezoning #08-38, Bylaw No. 13248.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

“THAT this Public Hearing for Rez. #08-38, Bylaw No. 13248 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR CALENDINO:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 8:15 p.m.

Confirmed:

Certified Correct:

MAYOR

DEPUTY CITY CLERK