

## PUBLIC HEARING

2014 JUNE 24

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2014 June 24 at 7:00 p.m.

PRESENT: His Worship, Mayor D.R. Corrigan, In the Chair  
Councillor P. Calendino  
Councillor S. Dhaliwal  
Councillor D.N. Johnston  
Councillor C. Jordan (*arrived at 7:12 p.m.*)  
Councillor P. McDonell  
Councillor N.M. Volkow

ABSENT: Councillor R. Chang  
Councillor A. Kang

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

The Public Hearing was called to order at 7:10 p.m.

1) **[BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 17, 2014 – BYLAW NO. 13350](#)**

Rez. #13-33

7174 Barnet Road

Lot “A”, DL 207, Group 1, NWD Plan 67812

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P8 Parking District)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, RM2 Multiple Family Residential District, Apartment Study Area “C” as guidelines and in accordance with the development plan entitled “Mixed Use Residential Commercial Development” prepared by Atelier Pacific Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey mixed-use commercial and residential development with underground parking.

*\*\*Councillor Jordan arrived at the Public Hearing at 7:12 p.m.\*\**

The Advisory Planning Commission advised it supports the rezoning application.

Mike Kassian, 22 – 265 Duthie Avenue, Burnaby appeared before Council expressing general support for the proposed development. The speaker, however, noted residents in the housing co-op expressed concern regarding the following matters:

- fire lane access must be properly maintained.
- the height of the wall separating the proposed development from the housing co-op should be increased from 6 ft. to 8 ft.
- vehicles parking too close to the Barnet Road / Pandora Street intersection create a safety hazard.
- consideration should be given to implementing traffic calming measures in the area and installing a four-way stop at the Pandora Street / Barnet Road intersection.

Mary Williams, 7166 Barnet Road, Burnaby appeared before Council noting the proposed development is an improvement to the area. The speaker, however, noted a variety of concerns, issues and points including the following:

- Noise and dust control measures should be implemented during the construction phase of the project.
- Adjacent residents, especially children, must be protected from construction debris.
- Consideration should be given to installing four-way stops at the Barnet Road / Pandora Street and Duthie Avenue / Pandora Street intersections.
- Traffic calming measures should be implemented in the subject area.
- Vehicles parking too close to the Barnet Road / Pandora Street intersection create a safety hazard.
- Consideration should be given to relocating the access point to the underground parking for the proposed development.

Leanne Scott, 265 Duthie Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application including matters related to noise and resident safety during the construction phase of the project, fire lane access, increasing traffic and parking too close to the Barnet Road / Pandora Street intersection.

The speaker requested consideration be given to installing a four-way stop or pedestrian control at the Barnet Road / Pandora Street intersection. The speaker further requested the height of the wall separating the proposed development from the housing co-op be increased from 6 ft. to 8 ft.

Brian Shigetomi, Atelier Pacific Architecture Inc., 109 – 131 Water Street, Vancouver, the rezoning applicant, appeared before Council expressing no objection to increasing the height of the wall separating the proposed development and the housing co-op from 6 ft. to 8 ft. provided the City permits the wall height relaxation.

The speaker also noted the following points:

- The access point to underground parking for the proposed development is located at the lowest end of the site to avoid a potential building height relaxation.
- Fabric could be added to the construction site safety fence as a dust and debris control measure.
- Consideration should be given to installing a four-way stop at the Barnet Road / Pandora Street intersection.

A letter dated 2014 June 18 was received from Anne Peirce, 7279 Ednor Crescent, Burnaby expressing concern regarding the future closure of the Mountain Shadow Pub. The writer, an SFU student, noted the pub is a core part of the school culture.

A letter dated 2014 June 23 was received from Hjalman Leon, President, Nova Vita Co-operative, 7166 Barnet Road, Burnaby expressing concern regarding the rezoning application particularly with respect to adjacent property fire safety.

A letter dated 2014 June 24 was received from Taylor Ripley, 15 – 265 Duthie Avenue, Burnaby requesting consideration be given to preserving the trees that line the brick wall dividing the Mountain Shadow Pub from the Nova Vita Co-op.

Letters dated 2014 June 24 were received from Thomas Ward and Zoey Semchuk, 35 – 7175 Pandora Street, Burnaby opposing tearing down the Mountain Shadow Pub for the purpose of replacing it with an apartment building.

There were no further submissions received regarding Rezoning #13-33, Bylaw No. 13350.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR JORDAN:

“THAT this Public Hearing for Rez. #13-33, Bylaw No. 13350 be terminated.”

CARRIED UNANIMOUSLY

Arising from discussion, Councillor Volkow was granted leave by Council to introduce the following motion:

MOVED BY COUNCILLOR VOLKOW:  
SECONDED BY COUNCILLOR JOHNSTON:

“THAT the issue of vehicles parking too close to the Barnet Road / Pandora Street intersection and requests for traffic calming measures in the subject area as well as the installation of four-way stops or pedestrian control at Barnet Road / Pandora Street and Duthie Avenue / Pandora Street intersections be REFERRED to the Traffic Safety Committee for review.”

CARRIED UNANIMOUSLY

Arising from further discussion, Councillor Jordan was granted leave by Council to introduce the following motion:

MOVED BY COUNCILLOR JORDAN:  
SECONDED BY COUNCILLOR JOHNSTON:

“THAT staff prepare a report in response to other issues raised at the Public Hearing for rezoning #13-33, Bylaw No. 13350.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 18, 2014 – BYLAW NO. 13351**

Rez. #12-11

4354 Hastings Street

Lot 63, DL 121, Group 1, NWD Plan 66565

From: C8a Hastings Urban Village Commercial District

To: CD Comprehensive Development District (based on C8a and C8f Hastings Urban Village Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled, “Mixed-Use Commercial and Residential Development – 4356 Hastings Street, Burnaby, BC” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey mixed-use development, with commercial/retail at grade, and residential and office uses above.

The Advisory Planning Commission advised it supports the rezoning application.

Dave Taylor, 4787 Pender Street, Burnaby, Chairman of the Royal Canadian Legion Hall Branch 148 Redevelopment Committee, appeared before Council supporting the rezoning application.

There were no further submissions received regarding Rezoning #12-11, Bylaw No. 13351.

**MOVED BY COUNCILLOR JOHNSTON:**  
**SECONDED BY COUNCILLOR VOLKOW:**

“THAT this Public Hearing for Rez. #12-11, Bylaw No. 13351 be terminated.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 21, 2014 – BYLAW NO. 13356**

Rez. #13-17

6616, 6642 and 6668 Nelson Avenue and 6635 Dunblane Avenue

Lot 41, DL 152, Group 1, NWD Plan 26339; Lot 17, DL 152, Group 1, NWD Plan 8063;  
Lot 10, DL152, Group 1, NWD Plan 7803; Lot 52, DL 152, Group 1, NWD Plan 35494

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Centre Development Plan as guidelines, and in

accordance with the development plan entitled “Proposed Multi-Family Residential Development Burnaby, B.C.” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to seek an amendment to the suitable plan of development for the subject rezoning application, which was advanced to a Public Hearing on 2014 January 28 and granted Second Reading on 2014 February 03 (Bylaw No. 13283). This amendment would allow for a reduction in the number of units proposed within the 38-storey residential apartment building from 304 to 293 units, as well as an increase in the proposed indoor residential amenity space from 4,355 sq. ft. to 5,531 sq. ft.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #13-17, Bylaw No. 13356.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-17, Bylaw No. 13356 be terminated.”

CARRIED UNANIMOUSLY

4) [BURNABY ZONING BYLAW 1965,](#)  
[AMENDMENT BYLAW NO. 19, 2014 - BYLAW NO. 13352](#)

Rez. #14-17

5950, 5952, 5970, 5972, 5990, 5992, 6026, 6028, 6038, and 6040 Neville Street, 5935, 5949, 5963, 5977, 5991, 6001, 6019, 6033, and 6045 Clinton Street, 7712, 7730, 7750, 7770, and 7790 Buller Avenue, 7715, 7749, 7761, and 7783 Curragh Avenue

Strata Lots 1 and 2, DL 159, Group 1, NWD Strata Plans LMS1454, LMS2350, BCS2361, LMS4282, and NW59 together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on form 1; West Half of Lot 6, East Half of Lot 6, Blk 31, West Half of Lot 7, Blk 31, DL 159, Grp 1, NWD Plan 1606; Lots D and E, DL 159, Grp 1, NWD Plan 13948; Lots 1 and 2, DL 159, Grp 1, NWD Plans 85345 and 78119; Lots 1 thru 5, Blk 31, DL 159, Grp 1, NWD Plan 1606; Lots C and B, DL 159, Grp 1, NWD Plan 13378; and Lots 51 and 52, DL 159, Grp 1, NWD 26964

From: R5 and R9 Residential Districts

To: R12S Residential District

The purpose of the proposed zoning bylaw amendment is to respond to a neighbourhood request to rezone the subject properties in the area bounded by Neville Street, Curragh Avenue, Clinton Street and Buller Avenue from R5 and R9 Residential Districts to R12S Residential District.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 June 15 was received from Terry Bunke, 5957 Neville Street, Burnaby opposing the rezoning application. Mr. Bunke expressed concern regarding parking, traffic and an increase in population and density.

There were no further submissions received regarding Rezoning #14-17, Bylaw No. 13352.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #14-17, Bylaw No. 13352 be terminated.”

CARRIED UNANIMOUSLY

**ADJOURNMENT**

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:40 p.m.

Confirmed:

Certified Correct:

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MAYOR

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DEPUTY CITY CLERK