

PUBLIC HEARING

2014 JANUARY 28

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2014 January 28 at 7:00 p.m.

PRESENT: His Worship, Mayor D.R. Corrigan, In the Chair
Councillor P. Calendino
Councillor R. Chang (*arrived at 7:12 p.m.*)
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. 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. 1, 2014 – BYLAW NO. 13281](#)

Rez. #13-38

5104, 5110, 5126, 5136, 5146, and 5156 McKee Street, 5110, 5111, 5120, 5125, 5130, 5135, 5140, 5146, 5155, 5156, 5166, 5171, 5176, 5186, and 5189 Ewart Street, 8087 Royal Oak Avenue, 5105, 5131, 5133, 5155, 5175, 5177, 5187, and 5189 Carson Street

Lots A & B, DL 158, Grp 1, NWD Plan 72643; West Half Lot 2, East Half Lot 2, West Half Lot 3, East Half Lot 3, Blk 4, DL 158, Grp 1, NWD Plan 1882; Lots A & B, DL 158, Grp 1, NWD 76773; Lots A & B, DL 158, Grp 1, NWD 21634; Lots 98 & 99, DL 158, Grp 1, NWD Plan 65453; Lots 1 & 2, DL 158, Grp 1, NWD Plan 23317; West Half Lot 3, East Half Lot 3, East Half Lot 4, West Half Lot 4, Blk 6, DL 158, Grp 1, NWD Plan 1882; Lots 7 & 10, Blk 4, DL 158, Grp 1, NWD Plan 1882; Lot 5, Blk 6, DL 158, Grp 1, NWD Plan 1882; Lots 101 & 102, DL 158, Grp 1, NWD Plan 67947; Strata Lots 1 & 2, DL 158, Grp 1, NWD Strata Plan BCS332 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V; Lot 8, Blk 6, DL 158, Grp 1, NWD 1882; Strata Lots 1 & 2, DL 158, Grp 1, NWD Strata Plan LMS 2825 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown of form 1; Strata Lots 1 & 2, DL 158, Grp 1, NWD Strata Plan BCS2067 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V.

From: R4 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 McGregor Avenue, Royal Oak Avenue, Carson Street and McKee Street from R4 and R9 Residential Districts to R12S Residential District.

The Advisory Planning Commission advised it supports the rezoning application.

Councillor Chang arrived at the Public Hearing at 7:12 p.m.

A letter dated 2014 January 23 was received from Mike and Carole Graves, 5370 McKee Street, Burnaby opposing the rezoning application. The writers noted further densification of the subject area will have a negative effect on the neighbourhood.

A letter dated 2014 January 26 was received from Ken Lee, 5105 McKee Street, Burnaby opposing the rezoning application unless adequate off-street parking is provided for duplexes.

Bob March, 5171 Ewart Street, Burnaby appeared before Council supporting the rezoning application. Mr. March also submitted 16 signed forms from owners and/or tenants of Patrick Street, Carson Street, Portland Street, Royal Oak Avenue, McGregor Avenue, McKee Street and Ewart Street in favour of the proposed rezoning to the R12S District.

Copies of the signed forms are on file in the office of the City Clerk.

Wendy Hinestrosa, 5644 Carson Street, Burnaby appeared before Council expressing concern regarding the rezoning application particularly with respect to the increasing amount of land covered by hard surface and the associated water run-off into creeks and onto streets. The speaker also noted a concern regarding the loss of shrubbery and trees in the area.

In response to the speaker's comments, the Director Planning and Building noted the City has a bylaw standard for single and two family lots which limits the amount of impervious area to 70% of the lot.

There were no further submissions received regarding Rezoning #13-38, Bylaw No. 13281.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-38, Bylaw No. 13281 be terminated.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 2, 2014 – BYLAW NO. 13282**

Rez. #12-26

7350 Edmonds Street and 7338 Kingsway

Lot 1, DL 30, Grp 1, NWD Plan BCP566; Lot 228, DL's 30 and 95, Grp 1, NWD Plan 64963

From: C3 General Commercial District and C4 Service Commercial District

To: CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Grp)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a high-density, mixed-use, multi-family residential and commercial development at 7350 Edmonds Street and 7338 Kingsway.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 January 23 was received from Charles Doebele, 206-7341 19th Avenue, Burnaby opposing the rezoning application. The writer expressed concern regarding the displacement of Value Village.

A letter dated 2014 January 17 was received from Marilyn and Fred Ludwig, 13-7459 13th Avenue, Burnaby, expressing concern regarding the closure of Value Village at 7350 Edmonds Street. The writers requested that Council consider a space for Value Village in the community plan.

A letter dated 2014 January 21 was received from Sisi Li, 7328 Arcola Street, Burnaby opposing the rezoning application. The writer noted the area cannot accommodate another high rise as the Skytrain is always busy and the new community centre is already full.

Emily Sutherland, 35-3960 Canada Way, Burnaby appeared before Council on behalf of the Edmonds People in Community (EPIC) which is the Edmonds Residents Association.

Councillor Chang retired from the Public Hearing at 7:25 p.m.

The speaker outlined EPIC's vision for the local community and noted that the organization urges City Council to consider options for development of the Value Village site that include significant social housing, affordable rental housing and support services for people who are homeless.

A copy of Ms. Sutherland's presentation is on file in the Office of the City Clerk.

Jo-Ann Stevens, 104-6893 Prenter Street, Burnaby appeared before Council supporting the rezoning application. The writer also agreed with the previous speakers request to include social housing or affordable housing in the development. Ms. Stevens concluded by asking how much public green space would be included in the development proposal.

In response to the speaker's inquiry, the Director Planning and Building noted that proposed public spaces along Kingsway and Edmonds would include landscaped boulevards, street trees and seating.

Councillor Calendino retired from the Council Chamber at 7:35 p.m.

There were no further submissions received regarding Rezoning #12-26, Bylaw No. 13282.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #12-26, Bylaw No. 13282 be terminated.”

CARRIED UNANIMOUSLY

3) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 3, 2014 – BYLAW NO. 13283](#)

Rez. #13-17

6616, 6642 and 6668 Nelson Avenue and 6635 Dunblane Avenue

Lot 41, DL 152, Grp1, NWD Plan 26339; Lot 17, DL 152, Grp 1, NWD Plan 8063; Lot 10, DL152, Grp 1, NWD Plan 7803; Lot 52, DL 152, Grp 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 permit a 38-storey high-rise apartment tower with street fronting townhouses on Nelson Avenue and Dunblane Avenue, and with full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Councillor Chang returned to the Council Chamber at 7:36 p.m. and took his seat at the Council table.

A letter dated 2014 January 21 was received from Rocky (ZhiJin) Sun, Suite C -6668 Dunblane Avenue, Burnaby advising that he and Jin (Michelle) Zhong of the same address, along with Lan

(Joanna) Xu, Suite A – 6668 Dunblane Avenue, and Ai (Amy) Gao, Suite B – 6668 Dunblane Avenue, Burnaby will be attending the Public Hearing on 2014 January 28 in opposition to the rezoning application.

A letter dated 2014 January 28 was received from Yiqing Cai, 208-6695 Dunblane Avenue, Burnaby opposing the rezoning application. The writer noted that the neighbourhood is already crowded and another highrise will only aggravate the problem.

A letter dated 2014 January 26 was received from Trevor Gibbens, 312-6635 Dunblane Avenue, Burnaby expressing concern regarding the proposed development. The writer noted the following points:

1. Bicycle Paths and Routes
 - This development should include provision for publicly owned wide bicycle paths and routes linking Dunblane Avenue to Nelson Avenue through this privately owned development site.
 - Dedicated bicycle paths – separated from motorized vehicle traffic – should be constructed on both sides of Nelson Avenue from Buxton Street to Marine Drive.
2. Bus Loops & Skytrain Stations
 - Redevelopment at the site, and future sites in the Metrotown Community needs to be linked to the expansion of off-street bus loops and enlarged Skytrain stations (Metrotown) that do not interfere with pedestrians and cyclists.
3. Civic Square
 - The substantial density bonuses that continue to accumulate from Metrotown developments such as this one need to be directed to purchase land for parks and a substantial civic square.
4. Crosswalks & Pedestrian Controlled Traffic Lights
 - More crosswalks and pedestrian controlled traffic lights need to be constructed in the immediate neighbourhood. Two suggested locations are:
 - a) Across Nelson Avenue – from this proposed development to Bonsor Park
 - b) Dunblane Avenue Across Imperial Avenue
5. Displacement of People with Low or Subsidized Incomes

- The occupants of the rental accommodation in the Marlborough Park neighbourhood continue to be displaced.
- The City should consider requiring that 25% of the units in these highrise developments be provided at a fixed and affordable long-term rent to the citizens who lose their rental apartment homes.

6. Parks

- There is no provision in this development to compensate for the loss of sun filled green space: the large gardens, lawns, shrubs and trees that were part of the individual households and three storey apartment building will be lost.

Trevor Gibbens, 312-6635 Dunblane Avenue, Burnaby appeared before Council to reiterate the concerns contained in his previously noted letter. The speaker also noted that the planning documents for the proposed development did not include a shadow impact drawing.

In response to the speaker's comments regarding bicycle paths and routes, the Director Planning and Building noted the proposed development does provide for pedestrian and bike access between Nelson Avenue and Dunblane Avenue.

There were no further submissions received regarding Rezoning #13-17, Bylaw No. 13283.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-17, Bylaw No. 13283 be terminated.”

CARRIED UNANIMOUSLY

4) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 4, 2014 – BYLAW NO. 13284](#)

Rez. #13-36

6500 Hastings Street

Parcel 2, DL 206, Grp 1, NWD Explanatory Plan 80168

From: CD Comprehensive Development District (based on C2a General Commercial District)

To: Amended CD Comprehensive Development District (based on C2a General Commercial District)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new Liquor Distribution Branch (LDB) liquor store.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 January 26 was received from Ping Sam Cheng, 6545 Georgia Street, Burnaby opposing the rezoning application. The writer noted that the proposed liquor store is too close to a school and will negatively impact the neighbourhood.

A letter dated 2014 January 28 was received from Yuen Lan Lai, owner of 530-532 Grove Avenue, Burnaby opposing the rezoning application. The writer noted the proposed liquor store is too close to North Burnaby High School and large vehicles travelling to and from the store will pose a danger to students and customers at the shopping centre.

Leah McDowell, Kensington Square Wines, 6626B Hastings Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted the opening of a government liquor store may negatively impact her business.

Tony Pellett, 6161 Sumas Street, Burnaby appeared before Council supporting the rezoning application.

There were no further submissions received regarding Rezoning #13-36, Bylaw No. 13284.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-36, Bylaw No. 13284 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 8:07 p.m.

Confirmed:

Certified Correct:

MAYOR

DEPUTY CITY CLERK