

PUBLIC HEARING

2012 MAY 29

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2012 May 29 at 7:00 p.m.

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

STAFF: Mr. Lou Pelletier, Deputy Director Planning and Building
Mr. Sid Cleave, Acting Deputy City Clerk
Ms. Eva Prior, Acting Administrative Officer 1

The Public Hearing was called to order at 7:00 p.m.

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 23, 2012 – BYLAW NO. 13092

Rez. #11-34

4249 and 4265 Sardis Street

Lot 12 Except: Part Explanatory Plan 8848, Block 35, D.L. 34, Group 1, NWD Plan 1355;
Lot 11, Block 35, D.L. 34, Group 1, NWD Plan 1355

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Metrotown Centre Plan guidelines and in accordance with the development plan entitled “Sardis Street Town Homes” prepared by Robert Ciccozzi Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 34-unit townhouse development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

An email letter was received from Jie Huang, #307-5568 Barker Avenue, opposing the rezoning application. The writer noted the proposed townhouse development would negatively affect the neighbourhood by increasing density and noise, blocking views, decreasing adjacent property values and dramatically changing the landscape of the neighbourhood.

An email letter was received from Hongmei Gong opposing the rezoning application. The writer expressed concern regarding privacy, health, density and loss of sunlight.

An undated petition was received containing 11 signatures from residents of 4238 Bond Street opposing the rezoning application. None of these signatures were provided in accordance with the City's policy for submission of petitions to Council.

The text of the petition read as follows:

“Dear sir or madam,

Regarding to the land rezoning, our neighbour land #4249 and 4265 Sardis St will be rezoning and to be build a new 34 units complex, it may make some problem for our homes. As owners, **we have to reject this project** by the following reasons.

1. Foundation Concern

The new complex will hold 34 units in the small land, they will make a under ground park lot like us, the builder may need to digging more deeper to build their foundation, our property is close to their land, the big construction may make our foundation moving and unstable, we need to pay more money to fix it.

2. Safety Concern

If the neighbour is big complex, more people will coming thru and some bad guys may take advantage to access our complex, our property is more “open” to the public.

3. Private Concern

Again, 34 units complex is big complex, we will lose the private space, everything is transparent, especially to the rear row of our complex.”

An email letter dated 2012 May 27 was received from Hong Xiao, 13-4288 Sardis Street opposing the rezoning application. The writer expressed concern regarding the following points:

- Loss of view and privacy;
- Shortage of road side markings; and
- Excessive dust, dirt and noise during construction phase of project.

An email letter dated 2012 May 27 was received from Samuel Li, 4238 Bond Street, requesting assurance the foundation and retaining wall structure of his building will not be disturbed in any way during construction of the proposed townhouse development.

An undated letter was received from Li Li, 12 – 5525 Halley Avenue, Burnaby expressing environmental concerns regarding the rezoning application. The writer noted the proposed project will destroy the natural habitat of many animals, challenge the capacity of public utilities and increase noise in the neighbourhood. It will also increase traffic and put school children at greater risk as they walk to and from school. The writer concluded by noting high density projects also contribute to depression and anxiety.

An email letter dated 2012 May 28 was received requesting confidentiality. The writer opposed the rezoning application and expressed concern regarding density, noise, traffic, crime and loss of privacy, views, trees and property value.

An email letter dated 2012 May 28 was received requesting confidentiality. The writer opposed the rezoning application and expressed concern regarding pedestrian and traffic safety, loss of natural habitat and sunshine and lack of public infrastructure to support the development. The writer also noted high density projects contribute to depression and anxiety.

Eric Weitzel, 9 – 5525 Halley Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application and in particular with traffic congestion, construction noise, health implications from dust and asbestos, loss of privacy, views and trees as well as an overall decrease in the quality of life for adjacent residents.

The speaker submitted a petition containing 12 signatures from residents of 5525 Halley Avenue regarding the proposed development.

The text of the petition read as follows:

“To the Council of the City of Burnaby,

We, the residents of 5525 Halley Avenue, do unanimously express our concern with the proposed amendment to *Burnaby Zoning Bylaw 1965: Amendment Bylaw No. 23, 2012, Bylaw No. 13092, Rezoning Reference #11-34, at 4249 and 4265 Sardis Street.*

We request the following amendments to the plan:

To preserve the privacy of the rear units at 5525 Halley Avenue:

1. Sufficient greenery along the subject site’s eastern property line so to provide year-round cover between the subject site and 5525 Halley. (For example, a wall of tall hedges along the subject site’s side of the existing fence.)
2. Re-examination of placement of, and ideally reduction in number of, east-facing windows in the proposed townhouse development – particularly upper storey windows in Buildings B (currently drawn up as having 9 east-facing windows) and Building C (11 East-facing windows). Residents seek to avoid having neighbours peering across into their upper storey windows.

To protect the health of the residents of 5525 Halley Avenue:

3. Proper and thorough testing for, and disposal of, any and all *asbestos* found in the existing homes on Sardis Street prior to their demolition. Asbestos was widely used in building materials in older homes, and the concern is that particles could become airborne during the demolition process, endangering the health of residents in the area.

In addition, we seek reassurance that, after the rezoning to CD Comprehensive Development District is completed, the proposed townhouse development plan will not change in any significant way (including adding, removing, or relocating major features of

the current architectural plan) without another public hearing or other consultation with Halley's residents."

Aldine Isbister, 4237 Sardis Street, Burnaby appeared before Council requesting to view the aerial plan for the proposed development particularly with regard to the location of the driveway and the layout of the buildings. The speaker also asked if any of the mature trees on the site will be saved.

The Deputy Director Planning and Building showed the aerial plan to the speaker. In addition, he noted most of the existing landscaping on the site will be removed and 15 replacement trees will be planted.

██████████, ██████████, ██████████ Burnaby appeared before Council expressing concern regarding the rezoning application and in particular with the removal of greenery. The speaker questioned whether the 15 replacement trees would actually be planted.

There were no further submissions received regarding Rezoning #11-34, Bylaw No. 13092.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing for Rez. #11-34, Bylaw No. 13092 be terminated."

CARRIED UNANIMOUSLY

***Councillor Chang retired from the Hearing at 7:23 p.m. and did not return. ***

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 24, 2012 - BYLAW NO. 13093

Rez. #11-36

9525 University Crescent

Lot 43, D.L.s' 101, 102, 147 and 211, Group 1, NWD Plan BCP45523

From: CD Comprehensive Development District

To: Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan guidelines, and in accordance with the development plan entitled "UniverCity Phase 4 Parameters & Development Statistics" prepared by SFU Community Trust)

The purpose of the proposed zoning bylaw amendment is to establish the master CD zoning for Phase 4 of UniverCity, and specifically to:

- accommodate the creation and servicing of the next phase of UniverCity development sites, and to establish development statistics (based on P11e guidelines with full underground parking) for Parcels 30, 31, 32, 33, 34, 35, 36, and 37; and ,
- provide for the development and maintenance by the SFU Community Trust of a neighbourhood park on Parcel 38.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2012 May 25 was received from P. Vimos, 801 – 9310 University Crescent, expressing concern regarding the rezoning application. The writer requested that the plan of development for the neighbourhood park include recreational facilities for pre-teens and teenagers from 10 to 17 years old.

A letter dated 2012 May 29 was received from Michael Shepherd, 105 – 9191 University Crescent, expressing concern regarding the lack of residences capable of retaining growing families. More large units between 1,700 and 2,000 sq. ft. are needed.

An email letter dated 2012 May 28 was received from Natalie Brenton, 105 – 9191 University Crescent, opposing the rezoning application. The writer expressed concern regarding a lack of housing options especially for growing families and encouraged the construction of additional large and more flexibly designed townhouses and condominiums with in-law suites.

An email letter dated 2012 May 28 was received from Elyot Waller, 419 – 9191 University Crescent, Burnaby expressing concern regarding the South Slopes development plan for the future growth of UniverCity and the failure to provide appropriate options for growing Burnaby families. The writer requested that Council mandate the building of large family oriented units including adequate storage as a prerequisite to continued development of high density small units which serve the needs of the master developer.

A letter dated 2012 May 28 was received from Melanie Monk, 87 – 9229 University Crescent, Burnaby requesting Council approve the proposed amendment to Burnaby Zoning Bylaw 1965 provided parcel 31 is reserved for lower density units and a minimum of 35% of the total units in phase 4 are family oriented. This would achieve the original vision of the Burnaby Mountain Community Design Team for a complete, diverse community.

A letter dated 2012 May 28 was received from Janine-Marie Conrad, 2 – 9229 University Crescent, Burnaby, expressing concern regarding the South Slopes development plan for the future growth of UniverCity and the failure to provide appropriate options for growing Burnaby families. The writer requested the imposition of requirements on the master developer to develop phase 4 in a manner that respects the needs of growing families on Burnaby Mountain, specifically to mandate the building of large family-oriented units including adequate storage as a prerequisite to continued development of high density small units to serve the needs of the master developer.

A letter dated 2012 May 28 was received from Dan Walker, 56 – 9229 University Crescent, Burnaby expressing concern regarding the South Slopes development plan for the future growth of UniverCity and the failure to provide appropriate options for growing families. The writer requested the imposition of requirements on the master developer to develop phase 4 in a manner that respects the needs of growing families on Burnaby Mountain. The developer should be mandated to build large family oriented units including adequate storage as a prerequisite to continued development of higher density small units.

An email was received from Clif Ng and Melek Ortobasi expressing concern regarding the proposed density level of the development planned for the South Slopes area. The writer noted the proposed size range for living units on the South Slope is too small to meet the needs of growing families.

An email letter was received from David and Kimberly Coley expressing concern about the proposed density levels for the South Slopes and the small size of the units such density levels would necessitate. The writers emphasized the need for a significant number of large units in order to meet the changing needs of a growing community.

An email letter was received from Arlette Stewart, 109 – 9191 University Crescent, Burnaby requesting that Phase 4 of the UniverCity plan include enough three and four bedroom units to accommodate the needs of growing families.

An email letter was received from Pablo Nepomnaschy expressing concern regarding the rezoning proposal. The development should include large units to house mature families with, typically, two teenagers.

An email letter was received from Nicole Berry expressing concern regarding the proposal for development of the South Slopes. More units need to be built for mature families. Densification should support a mixed neighbourhood that accommodates all types of people and families.

The writer concluded by requesting that the South Slopes development incorporate other important features of the Serenity and Verdant complexes including a central public gathering and play space and access for children to school, daycare or a park without having to cross a road.

An email letter dated 2012 May 28 was received from Laura D'Amico and Kevin O'Neill requesting UniverCity revise plans for phase 4 to include at least 30% of the units at 1400 sq. ft. or more, sufficient storage for outdoor equipment and serious consideration of resident needs for social gatherings.

Elyot Waller, 419 – 9191 University Crescent, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted he currently lives with his family in the UniverCity community and would like to remain for the long-term. This will not be possible unless an adequate number of large family oriented units are provided. The speaker requested Council take action to ensure a wide diversity of housing choices in the UniverCity community.

Catherine Michielsens, 801 – 9310 University Crescent, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted sustainability is not only about buildings. Families contribute to sustainability as well. People should not be forced to move away from this community just because large units are not available as their families mature. The speaker concluded by emphasizing that we must not lose out on the human aspect of sustainability.

There were no further submissions received regarding Rezoning #11-36, Bylaw No. 13093.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-36, Bylaw No. 13093 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN:
SECONDED BY COUNCILLOR KANG:

“THAT staff prepare a report in response to the issues raised at the Public Hearing for Rezoning #11-36, Bylaw No. 13093.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 25, 2012 – BYLAW NO. 13100

Rez. #11-31

5821, 5829, 5845, 5853, 5861 Barker Avenue and 5808, 5826 Patterson Avenue

North Half Lot 23, D.L. 151, Group 1, NWD Plan 1895; South Half Lot 23, D.L. 143, Group 1, NWD Plan 1895; South Half Lot 22, D.L. 151, Group 1, NWD Plan 1895; North Half Lot 21, D.L. 151, Group 1, NWD Plan 1895; South Half Lot 21, D.L. 151, Group 1, NWD Plan 1895; Lot 5, D.L. 151, Group 1, NWD Plan 1895; Lot 6, D.L. 151, Group 1, NWD Plan 1895

From: RM5 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Town Centre Plan guidelines and in accordance with the development plan entitled “Patterson Burnaby” prepared by dys architecture and Nigel Baldwin Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a residential apartment tower with street-fronting townhouses.

The Advisory Planning Commission advised it supports the rezoning application.

An email letter dated 2012 May 22 was received requesting confidentiality. The writer does not want more high rises in the neighbourhood. Traffic is already too busy. The writer wants to keep the neighbourhood safe and quiet for children.

An email letter dated 2012 May 22 was received requesting confidentiality. The writer noted the following concerns regarding the rezoning application:

- Additional opportunity should be provided for public comment;
- Part of Barker Avenue should not be included in the development;
- The development is too close to the existing high rise at 5885 Olive Avenue; it is also too dense; and
- Adjacent properties should be compensated for loss of view and financial value.

A letter dated 2012 May 21 was received from Maxine and Patrick Julien, 5885 Olive Avenue, opposing the rezoning application. The writer noted the following points:

- The proposed tower will aggravate an already congested traffic and parking situation; it will also cast a gigantic shadow over the entire area.
- Adjacent properties will experience a loss of view and financial value.

An email letter dated 2012 May 21 was received from Jean L. Hunt, 1206 – 5885 Olive Avenue, opposing the rezoning application. The writer noted the following points:

- Adjacent properties will lose their view, sunlight and green space;
- Adjacent property owners should have been given additional notice of the proposed development; and
- Adjacent property owners should be compensated for loss of financial value.

An email letter dated 2012 May 21 was received from Clayton Aelbers, President NW 1245, 5932 Patterson Avenue, opposing the appeal. The writer expressed concern regarding the following points:

- Construction noise;
- Reduction in the size of alley; and
- Loss of sunlight, view, privacy and property values.

An email letter dated 2012 May 27 was received from Jimmie Huang, 5790 Patterson Avenue, opposing the rezoning application. The proposed high rise is too close to his building and will negatively impact adjacent property owners.

A letter dated 2012 May 25 was received from Alberto and Diana Sultano, 1501 – 5885 Olive Avenue, opposing the rezoning application. The writer expressed concerns regarding traffic congestion, emergency vehicle access, loss of privacy and devaluation of his property.

An email letter dated 2012 May 23 was received from Heidi Hu opposing the rezoning application. The writer noted concerns regarding loss of view and sunlight.

An email dated 2012 May 27 was received from Shanmei Song, 103 – 5790 Patterson Avenue, expressing concern regarding the rezoning application particularly with noise, dust and a potential loss of sunlight.

An email letter was received from Lanlan Hu requesting that the rezoning proposal be stopped or downsized to less than 20 stories and relocated to the southern/eastern end of Barker Avenue. The writer also expressed concerns regarding traffic, public transit, utilities, schools, noise, dust, loss of sunlight and devaluation of neighbourhood properties.

An email was received from Doreen Hu regarding this rezoning application. Her views and concerns are similar to those expressed in the letter from Lanlan Hu.

Email letters supporting the rezoning application were received from:

Sam Manesh, 101 – 5808 Patterson Avenue

Nancy E. Barrett, 103 – 5826 Patterson Avenue

An email letter was received from Dazhen Wang opposing the rezoning application. The writer expressed concern regarding density, traffic, public transit, utilities, schools, parking, loss of view and sunlight and devaluation of adjacent properties. The writer concluded by emphasizing the proposed 37 storey tower is too high and a poor fit for the neighbourhood.

An email letter was received from Dianne Coleman, 5790 Patterson Avenue, Burnaby expressing concern regarding the rezoning application. The proposed tower is too high and will decrease adjacent property values.

An email letter was received from Robert Han opposing the rezoning application. The writer expressed concern regarding loss of view, decrease in adjacent property values, environmental and health issues as well as noise and inconvenience.

An email letter was received from Trudy Cham, 2205 – 5885 Olive Avenue, Burnaby opposing the rezoning application. The writer expressed concern regarding the excessive height of the tower, loss of view, traffic congestion, parking and a decline in the value of adjacent properties.

An email letter was received from Xiao Bing Wang and Lei Yan, 103 – 5932 Patterson Avenue, opposing the rezoning application. The writer expressed concern regarding noise and traffic.

A letter dated 2012 May 29 was received from Jaco Noteboom, 502 – 5790 Patterson Avenue, opposing the rezoning application. The writer requested a copy of documentation confirming the current zoning status of the subject property and inquired if the prerequisite conditions for rezonings 111/80 and 112/80 were met.

The writer concluded by expressing concern that approving rezoning 11-31 would compromise the spirit in which the initial rezoning 111/80 for this area was proposed.

An email letter dated 2012 May 29 was received requesting confidentiality. The writer opposed the rezoning application and expressed concern regarding traffic, shadowing and excessive height of the tower as well as its close proximity to surrounding buildings.

An email letter dated 2012 May 29 was received requesting confidentiality. The writer opposed the rezoning application and expressed concern regarding construction noise, underground parking exits, loss of privacy and sunlight and devaluation of adjacent properties.

An email letter was received from Denise Dunbar, 5885 Olive Avenue, opposing the rezoning application. The writer expressed concern regarding excessive size of development, noise and traffic.

A petition dated 2012 May 29 was received containing 67 signatures from residents of 5790 Patterson Avenue opposing the rezoning application.

The text of the petition read as follows:

“We, the undersigned residents of Olive Avenue, area, strongly oppose the zoning bylaw amendment (reference #11-31) to allow construction of a 37 story residential tower and street-fronting townhouses in our area for the following reasons:

1. The project will deprive many of the present residents of the area of the views they paid a high premium for when purchasing their condos, greatly devaluing their properties and dramatically altering their quality of life, in many ways; ie; lack of sunshine, loss of heating, privacy, and noise pollution to name a few.
2. The project proposes to set aside bylaws based on FAR in exchange for a \$7,527.792 'contribution' depriving local residents of the green space they are entitled to.
3. The project has been allowed to move forward for two years before residents in the area were notified of it. The residents were only advised 10 days prior to a public meeting, which is the only chance they will be given to voice their opposition. This is not enough time for residents to organize and mount a meaningful opposition.
4. The proximity of the proposed 37 story tower to 5885 Olive Avenue will substantially block sunlight to the west face of that building causing higher costs for hydro. And we like our plants need sunshine, to be healthy.
5. The proposed project would inject 500-700 new residents to a very small area, causing major congestion.
6. Where is the proposed fire lane for this building to be?
7. Are we to be the sacrificial lambs for the large contribution of money being paid to Burnaby for this endeavour? And all the time we thought you really cared about your citizens Mr. Mayor.

Furthermore, we would request, at the very least, that the public meeting be postponed for a least another month to give the area residents time to organize and rally a meaningful opposition based on having had time to study all the issues, bylaws and precedents relating to this drastic alteration of a lovely, already very busy neighborhood.”

An undated petition was received containing 89 signatures from residents of 5885 Olive Avenue, opposing the rezoning application.

The text of the petition read as follows:

“The undersigned owners of Strata Corporation NW 2285 (The Regent) at 5790 Patterson Ave, Burnaby, BC V5H 4H6 hereby object to the above zoning amendment for the following reasons:

Objection 1: The proposed residential tower of 37 storeys is too high, as the surrounding buildings are only 3, 13, 18, 24, 26 storeys high

Recommendation: A building of 20 storeys would be more acceptable and in keeping with the area.

Objection 2: The proposed residential tower is too close to the existing towers.

- This could create wind turbulence and shift rain patterns into The Regent;
- This could also create a larger morning shadow effect over The Regent;
- The new window glass could create concentrated afternoon sunlight reflection into The Regent condo units.

Recommendation: We recommend that the proposed tower be pushed back to the southern property line adjacent to the Barker Ave turning circle.

Objection 3: The proposed Development could reduce the value of the east facing apartments in The Regent due to a loss of view, sunlight, and extra noise and traffic volumes.

Recommendation: A quality 3-storey low rise development would be much more acceptable and in harmony with the existing RM3 zoning of many of the adjacent properties.”

A letter dated 2012 May 29 was received requesting confidentiality. The writer opposed the rezoning application and expressed concern regarding incorporating part of the Barker Avenue cul-de-sac into the proposed development, the excessive height of the building, traffic congestion and loss of privacy and light.

An email letter was received from Aaron Sickavish, 111 – 5932 Patterson Avenue, opposing the rezoning application. The writer expressed concern regarding traffic congestion and parking as well as construction noise and dust. The writer concluded by requesting the proposed building not exceed nine stories.

An email letter dated 2012 May 29 was received from Sandy Watling, 106 – 5932 Patterson Avenue, opposing the rezoning application and expressing similar concerns to those expressed by Aaron Sickavish.

A letter dated 2012 May 29 was received requesting confidentiality. The writer opposed the rezoning application and expressed concern regarding excessive density, traffic and safety.

An email letter dated 2012 May 29 was received from Eva Hunter, 2101 – 5885 Olive Avenue, opposing the rezoning application. The writer expressed concern regarding traffic congestion, noise, light pollution, loss of privacy, negative health impacts and a decline in adjacent property values.

Brian Ellis, Vice President of Development for Polygon Development, the rezoning applicant, appeared before Council with the development team to answer any questions Council may have.

Patrick Julien, 2206 – 5885 Olive Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The writer noted the planning department report does not take into account significant impacts on area residents and on the social and physical environments. The report also uses uncertain terminology which requires further clarification.

The speaker also noted the following points:

- More than two weeks is required to adequately prepare for a public hearing;
- This area is already the most congested area in Burnaby;
- The City should not try to wedge another 500-750 people into this tiny one acre space;

Councillor Calendino retired from the Hearing at 7:38 p.m.

- Clarification is required regarding lane, road and cul-de-sac closures and their impact on fire access routes;
- Car co-operative vehicles should be parked within the proposed development and not on surrounding streets;
- Density bonus funds should be used to directly compensate the citizens most affected by the towers; and
- Adjacent property owners must be given the right of first refusal on the proposed disposal of city property.

The speaker concluded by noting, under the circumstances, the developer should resubmit a proposal that honours the current zoning.

Councillor Calendino returned to the Public Hearing at 8:08 p.m. and took his seat at the Council table.

A copy of Mr. Julien's submission is available on file in the City Clerks Office.

Jaco Noteboom, 502 – 5790 Patterson Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker requested clarification regarding the current zoning of the property. He also asked if all of the prerequisite conditions for rezonings 111/80 and 112/80 were met.

Regarding the proposed development itself, the speaker took issue with the excessive density and noted the tower would set a precedent for the neighbourhood. He requested the tower not be higher than 24 storeys.

Michael Cowhig, 1706 – 5790 Patterson, Burnaby, President of Strata Corporation NW 2285, appeared before Council expressing concern regarding the rezoning application. The speaker noted the following points:

- The tower is too high; the density of the development should be reduced;
- Adjacent properties will lose sunlight and privacy;
- The development sets a precedent for the rest of the area;
- The neighbourhood was not adequately consulted regarding the development;
- Loss of laneway and most of cul-de-sac bulb will eliminate the buffer currently enjoyed by adjacent residents;
- The density bonus funds should be spent in the neighbourhood.

The speaker concluded by emphasizing the size of the development is not fair to current residents in the neighbourhood.

Jaco Noteboom, 502 – 5790 Patterson Avenue, Burnaby again appeared before Council inquiring regarding the process for determining the value of the density bonus.

The Deputy Director Planning and Building advised the City Legal and Lands Department utilizes a rigorous and objective process to determine land values.

Alexander Aelbers, 707 – 5932 Patterson Avenue, appeared before Council advising the proposed development will reduce the value of the three units he owns in his building.

Nick Kvenich, 2948 Phillips Avenue, Burnaby appeared before Council requesting that a portion of the density bonus funds be used to reduce property taxes. In addition, the speaker inquired regarding the matter of fire safety for the proposed tower.

His Worship, Mayor Derek R. Corrigan advised the City conducts thorough risk assessments with the Fire Department and high rise buildings include safety features such as sprinkler systems, concrete stairwells and fire doors.

Jane Gottschlag, 607 – 5932 Patterson Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application and in particular with the excessive height of the tower and loss of view.

The speaker inquired regarding development potential of adjacent properties.

In response to the speakers inquiry, the Deputy Director Planning and Building noted properties to the south of this site are currently designated for low rise development.

A copy of Ms. Gottschlag's submission is available in the City Clerks Office.

Jian Hu, 1004 – 5885 Olive Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application in particular with including public land for roads and walkways into the development. Given the level of traffic congestion in the neighbourhood, it is not appropriate to further reduce public travel road surface.

The speaker concluded by noting specific concerns such as the excessive height of the development, loss of green space, parking space and views as well as a decline in adjacent property values.

Jean Pierre Poissant, 604 – 5885 Olive Avenue, Burnaby appeared before Council expressing concern regarding the excessive height of the proposed development, loss of view and property value for adjacent residents as well as the impact of traffic and parking congestion on the safety of children in the area. In addition, the speaker requested that a push button pedestrian light be installed at the intersection of Olive Avenue and Kingsway.

There were no further submissions received regarding Rezoning #11-31, Bylaw No. 13100.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #11-31, Bylaw No. 13100 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

“THAT staff prepare a report in response to the issues raised at the Public Hearing for Rezoning #11-31, Bylaw No. 13100.”

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 9:18 p.m.

Confirmed:

Certified Correct:

MAYOR

ACTING DEPUTY CITY CLERK