



PUBLIC HEARING MINUTES

Tuesday, 2015 April 28

A Public Hearing (Zoning) was held in the Council Chamber, Main Floor, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2015 April 28 at 7:00 PM.

CALL TO ORDER

PRESENT: His Worship, Mayor D. Corrigan
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor D. Johnston
Councillor C. Jordan
Councillor P. McDonell
Councillor J. Wang

ABSENT: Councillor A. Kang
Councillor N. Volkow

STAFF: Mr. L. Pelletier, Director Planning and Building
Mr. E. Kozak, Assistant Dir. Current Planning
Mr. S. Cleave, Deputy City Clerk

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

ZONING BYLAW AMENDMENTS

- 1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 11, 2015 – BYLAW NO. 13463

Rez. #13-30

5037, 5057 and 5067 Claude Avenue

From: R4 Residential District

To: CD Comprehensive Development District (based on RM2
Multiple Family Residential District and Canada Way and
Claude Avenue Area Plan guidelines and in accordance with
the development plan entitled "Rayside Townhouse
Development" prepared by Robert Jordan Kutev Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 3-storey (27 unit) townhouse development with underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #13-30, Bylaw No. 13463.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Rez. #13-30, Bylaw #13463 be terminated.

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 12, 2015 – BYLAW NO. 13464

Rez. #15-02

4514 Kitchener Street

From: R10 Residential District

To: P1 Neighbourhood Institutional District

The purpose of the proposed zoning bylaw amendment is to align the zoning of the overall site with its current and historical use. No expansion of the place of public worship use is proposed in connection with the subject rezoning application.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #15-02, Bylaw No. 13464.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR MCDONELL:

THAT this Public Hearing for Rez. #15-02, Bylaw #13464 be terminated.

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 13, 2015 – BYLAW NO. 13465

Rez. #14-14

Suite LM100 – 4664 Lougheed Highway

From: CD Comprehensive Development District (based on M5 and M5L Light Industrial District and Brentwood Town Centre Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District, P1 Neighbourhood Institutional District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “CEFA Early Learning” prepared by ph5 architecture)

The purpose of the proposed zoning bylaw amendment is to permit the operation of a child care facility for 152 children.

The Advisory Planning Commission advised it supports the rezoning application.

One (1) letter was received in response to the rezoning application:

Opposed:

Tina and Linh Gia Yiu, 112-4723 Dawson Street, Burnaby

There were no further submissions received regarding Rezoning #14-14, Bylaw No. 13465.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR WANG:

THAT this Public Hearing for Rez. #14-14, Bylaw #13465 be terminated.

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 14, 2015 – BYLAW NO. 13466

Rez. #15-07

6500 Hastings Street

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

To: Amended CD Comprehensive Development District (based on C2a General Commercial District and in accordance with the development plan entitled "Extension of Operating Hours" by the BC Liquor Distribution Branch)

The purpose of the proposed zoning bylaw amendment is to increase the operating hours of an existing Liquor Distribution Branch (LDB) liquor store.

The Advisory Planning Commission advised it supports the rezoning application.

One (1) letter was received in response to the rezoning application.

Opposed:

Hong Qiu and Kan Li, 6585 Georgia Street, Burnaby

There were no further submissions received regarding Rezoning #15-07, Bylaw No. 13466.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

THAT this Public Hearing for Rez. #15-07, Bylaw #13466 be terminated.

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 15, 2015 – BYLAW NO. 13467

Rez. #14-46

8982/8992 – 8900 University High Street

From: CD Comprehensive Development District (based on C3 and C3f General Commercial District, RM4 Multiple Family Residential District, P1 Neighbourhood Institutional District and SFU Community Plan guidelines)

To: Amended CD Comprehensive Development District (based on C3a General Commercial District and SFU Official Community Plan guidelines and in accordance with the development plan entitled "Cornerstone Development" prepared by NSDA)

Architects as amended by the plan entitled "SFU" by the BC Liquor Distribution Branch)

The purpose of the proposed zoning bylaw amendment is to permit the development of a Liquor Distribution Branch (LDB) retail store in two combined commercial retail units.

The Advisory Planning Commission advised it supports the rezoning application.

Cam Rosetti, 8950 University High Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker advised that the proposed liquor store would not be the best way to attract or spur development in the subject area. He emphasized that more development needs to occur in the neighbourhood before opening the liquor store. The speaker concluded by advising the proposed liquor store would also generate unwanted traffic in front of the building he resides in.

There were no further submissions received regarding Rezoning #14-46, Bylaw No. 13467.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR MCDONELL:

THAT this Public Hearing for Rez. #14-46, Bylaw #13467 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL:
SECONDED BY COUNCILLOR CALENDINO:

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:14 p.m.

Derek Corrigan
MAYOR

Sid Cleave
DEPUTY CITY CLERK