PUBLIC HEARING MINUTES

Tuesday, 2015 May 26

A Public Hearing (Zoning) was held in the Council Chamber, Main Floor, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2015 May 26 at 7:00 PM.

CALL TO ORDER

PRESENT:	His Worship, Mayor D. Corrigan Councillor S. Dhaliwal Councillor D. Johnston Councillor C. Jordan Councillor A. Kang Councillor P. McDonell
ABSENT:	Councillor P. Calendino Councillor N. Volkow Councillor J. Wang
STAFF:	Mr. S. Cleave, Deputy City Clerk Mr. L. Pelletier, Director Planning and Building Mr. E. Kozak Assistant Dir. Current Planning

The Public Hearing was called to order at 7:01 p.m.

ZONING BYLAW AMENDMENTS

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 16, 2015 – BYLAW NO. 13471

Rez. #13-05

6989, 7009 and 7029 Royal Oak Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan guidelines and the development plan entitled “6989, 7009, 7029 Royal Oak Ave.” prepared by Wilson Chang Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 3-storey stacked townhouse development (23 units) with full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Three letters were received in response to the rezoning application.

Opposed:
John McClurg, 7089 Royal Oak Avenue
Isabelita and Jose Recio, 7067 Royal Oak Avenue
Mario Gregorio, 7049 Royal Oak Avenue

John McClurg, 7089 Royal Oak Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker described the proposed 3-storey stacked townhouse development with 23 units as a gross under-utilization of the property. The speaker requested consideration be given to constructing a higher density development such as a 4 or 5 storey condominium project with a single entry point. In addition, Mr. McClurg noted consideration should be given to creating some commercial retail units given the proximity of the subject site to the skytrain station.

Mario Gregorio, 7049 Royal Oak Avenue, Burnaby appeared before Council opposing the rezoning application. He noted the proposed development should contain more than 23 housing units.

The speaker expressed concern that the proposed change in zoning may reduce the sale value of the city-owned property at 7029 Royal Oak Avenue. The speaker also expressed concern that the proposed development may result in less revenue for the City than would be the case with a higher density development.

Isabelita Recio, 7067 Royal Oak Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker expressed concern regarding the impact of the proposed development on the value of her property.

There were no further submissions received regarding Rezoning #13-05, Bylaw No. 13471.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR MCDONELL:

THAT this Public Hearing for Rez. #13-05 , Bylaw #13471 be terminated.

CARRIED UNANIMOUSLY

ADJOURMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:25 p.m.

Confirmed:

_____
Derek Corrigan
MAYOR

Certified Correct:

_____
SID CLEAVE
DEPUTY CITY CLERK