PUBLIC HEARING MINUTES

Tuesday, 2017 February 28

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2017 February 28 at 7:00 p.m.

CALL TO ORDER

PRESENT:	His Worship, Mayor Derek R. Corrigan Councillor Pietro Calendino Councillor Sav Dhaliwal Councillor Colleen Jordan Councillor Paul McDonell
ABSENT:	Councillor Dan Johnston *(due to illness)* Councillor Anne Kang Councillor Nick Volkow *(due to illness)* Councillor James Wang
STAFF:	Mr. Lou Pelletier, Director Planning and Building Mr. Ed Kozak, Assistant Director Current Planning Ms. Kate O'Connell, Deputy City Clerk

His Worship, Mayor Derek R. Corrigan, called the meeting to order at 7:01 p.m.

ZONING BYLAW AMENDMENTS

1) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 2017 - Bylaw No. 13705

Rez . #16-01

1010 Sperling Avenue

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District, and in accordance with the development plan entitled "Margaret's Housing for Older Women" prepared by Boni Maddison Architects)

The purpose of the proposed zoning bylaw amendment is to permit the conversion of an underutilized common space to a two-bedroom suite in an existing supportive housing development.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in response to the proposed rezoning application:

Terri Marie Perrault, #16-1010 Sperling Avenue, Burnaby

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-01, Bylaw #13705 be terminated.

CARRIED UNANIMOUSLY

2) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 2, 2017 - Bylaw No. 13706

Rez. #16-16

4350 Still Creek Drive

From: CD Comprehensive Development District (based on M5, M5r Light Industrial Districts)

To: Amended CD Comprehensive Development District (based on M5, M5r Light Industrial Districts and Willingdon Business Park guidelines, and in accordance with the development plan entitled "Skysign Proposal for HUB International Insurance Brokers" prepared by Galaxie Signs Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of a skysign on the Grandview Highway (south) frontage of the existing office building at 4350 Still Creek Drive.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-16, Bylaw #13706 be terminated.

CARRIED UNANIMOUSLY

3) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 3, 2017 - Bylaw No. 13707

Rez. #16-36

6056 Gilley Avenue

From: CD Comprehensive Development District (based on R4 Residential District)

To: R4 Residential District

The purpose of the proposed zoning bylaw amendment is to permit development of a new single family dwelling under the R4 Residential District.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-36, Bylaw #13707 be terminated.

CARRIED UNANIMOUSLY

4) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 4, 2017 - Bylaw No. 13708

Rez. #16-47

Portion of 2316 Beta Avenue

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District and Brentwood Town Centre Development Plan guidelines, and the development plan entitled "Beta Pump Station Replacement" prepared by Feenstra Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of a single storey sanitary station, with public washroom facilities, surface parking, loading area, underground wet well and sanitary sewer infrastructure.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-47, Bylaw #13708 be terminated.

CARRIED UNANIMOUSLY

5) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2017 - Bylaw No. 13709

Rez. #16-49

Unit #2 – 2900 Bainbridge Avenue

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

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District, and in accordance with the development plan entitled "Bainbridge Liquor Store" prepared by John McNally Designers Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a private liquor store.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in response to the proposed rezoning application:

Jeff Unrau, 2962 Bainbridge Avenue, Burnaby

One resident petition was received in response to the proposed rezoning application:

Young Keun Lee, 2932 Bainbridge Avenue, Burnaby (69 signatories)

The following speakers appeared before Council and spoke to the proposed rezoning application:

David Lee, 2932 Bainbridge Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns regarding: inadequate parking for patrons and delivery trucks, increased traffic, loitering, illegal drug use, pan handling, littering, increased home/vehicle crime, and shared overall concerns regarding the safety and well-being of the neighbourhood. Mr. Lee pointed out there are several liquor stores within a five minute drive from the liquor store's proposed new location.

Raj Ho, 2988 Bainbridge Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Ho stated concerns with public safety, traffic noise, traffic safety, illegal drug activity and a lack of parking.

Micah Noble, 2909 Bainbridge Avenue, Kooner Hospitality Group, Burnaby, appeared before Council on behalf of the applicant. In an effort to address and decrease criminal activity, the applicants have spoken with the RCMP and regularly conduct parking lot patrols. Mr. Noble believes that the undesirable activities currently taking place at the old location of the liquor store will greatly diminish upon the demolition of the old building, as he believes the activity to be related to the location not the businesses that operate there.

His Worship, Mayor Derek R. Corrigan called for a recess at 7:37 p.m.

The Public Hearing reconvened at 7:38 p.m.

Mr. Nobel continued his presentation to Council stating that the applicants have also conducted a parking survey and the proposed parking allotment meets City bylaw requirements.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #16-49, Bylaw #13709 be terminated.

CARRIED UNANIMOUSLY

6) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 8, 2017 - Bylaw No. 13721

Rez. #16-49a

7000 Lougheed Highway (Unit #5 – 2909 Bainbridge Avenue)

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District and P2 Administration and Assembly District) and R2 Residential District

To: Repeal C2h Community Commercial District zoning

The purpose of the proposed zoning bylaw amendment is to REPEAL the C2h Community Commercial District designation given under Bylaw No. 11951 which allowed the existing private liquor store to be situated in its current location.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #16-49a, Bylaw #13721 be terminated.

CARRIED UNANIMOUSLY

7) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 6, 2017 - Bylaw No. 13710

Rez. #17-01

7335 to 7359 14th Avenue (north side)

From: R5 Residential District

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to allow for single and/or two-family dwellings on small lots in accordance with the R12 Zoning District.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

The following speaker appeared before Council and spoke to the proposed rezoning application:

Gary Puri, 4683 Kingsway, Burnaby, appeared before Council and spoke in support of the rezoning application. Mr. Puri believes the development will enhance affordable housing options in the neighbourhood for first-time buyers.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #17-01, Bylaw #13710 be terminated.

CARRIED UNANIMOUSLY

8) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 7, 2017 - Bylaw No. 13720

Rez. #17-02

5676 Laurel Street and unopened portions of Fulwell Street and Laurel Street road rights-of-way

From: R5 Residential District

To: M2 General Industrial District

The purpose of the proposed zoning bylaw amendment is to bring the subject properties and unopened road rights-of-way into conformance with their intended use for the City's public works yard.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

The following speaker appeared before Council and spoke to the proposed rezoning application:

Maisie Tan, 3333 Godwin Avenue, Burnaby, appeared before Council with concerns regarding the proposed rezoning application. Ms. Tan shared concerns regarding: increased vehicle traffic, increased truck and large vehicle traffic, personal property damage due to vibrations caused by industrial traffic, road safety, speeding, increased potential for vehicle/pedestrian conflicts and decreased property values.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #17-02, Bylaw #13720 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:46 p.m.

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Derek Corrigan	Kate O'Connell
MAYOR	DEPUTY CITY CLERK