

PUBLIC HEARING

2015 January 27

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2015 January 27 at 7:00 p.m.

PRESENT: His Worship, Mayor D.R. Corrigan, In the Chair
Councillor D.N. Johnston
Councillor C. Jordan
Councillor A. Kang
Councillor P. McDonell
Councillor J. Wang

ABSENT: Councillor P. Calendino
Councillor S. Dhaliwal
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. Kate O'Connell, Deputy City Clerk

The Public Hearing was called to order at 7:06 p.m.

1) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 43, 2014 – BYLAW NO. 13431

Rez. #14-42

3605 Gilmore Way

Lot 2, D.L. 71, Group 1, NWD Plan LMP41517

From: CD Comprehensive Development District (based on M8 Advanced Technology District use and density and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled “Discovery Place Multi-Tenant Facility” prepared by Hancock Bruckner Eng + Wright Architects)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three storey high technology/office building.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2015 January 22 was received from JB Bjorknas, Omnimar Enterprises, 3600 Gilmore Way, Burnaby; and a letter dated 2015 January 23 from Roger Leggatt, Cushman and

Wakefield Ltd., 700-700 West Georgia Street, Vancouver supporting the rezoning application. The writers noted the proposed bylaw amendment will increase occupancy levels at the subject site.

A letter dated 2015 January 26 was received from Darrell Hurst, Avison Young Intelligent Real Estate Solutions, 2100-1055 West Georgia Street, Vancouver supporting the rezoning application. The writer noted the proposed change to the broader use designation will benefit Burnaby and strengthen the Canada Way corridor.

There were no further submissions received regarding Rezoning #14-42, Bylaw No. 13431.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR KANG:

“THAT this Public Hearing for Rez. #14-42, Bylaw No. 13431 be terminated.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 44, 2014 – BYLAW NO. 13432

Rez. #14-03

4295 Hastings Street

Parcel “A”, DL 121, Group 1, NWD Reference Plan 79414

From: C8 Urban Village Commercial District (Hastings)

To: CD Comprehensive Development District (C8 Urban Village Commercial District and in accordance with the development plan entitled, “Mixed-Use Commercial and Residential Development – 4295 Hastings Street, Burnaby, BC” prepared by Chris Dikeakos Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey mixed-use development, with commercial/retail at grade, and residential uses above.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2015 January 25 was received from Katy Weston, and letters dated 2015 January 27 from Ian Mothersill, Fran and John Tanner, Lili Deng, Sunita Romeder, and Barbara Grant, #107, 108, 109, 112, 202, and 303-4272 Albert Street, Burnaby were received expressing concern regarding the rezoning application. The writers requested that a shadow study be conducted to minimize the loss of natural light to adjacent properties. In the absence of a shadow study, the writers requested the height of the proposed development be limited to four storeys along the back lane area.

Letters dated 2015 January 26 or 27 were received from Ronaye Matthew and Joyce Cameron, 102 and 402-4272 Albert Street, Burnaby expressing concern regarding the rezoning application. The writers requested that a shadow study be conducted and noted the importance of maintaining access to sunlight for the courtyards, gardens and solar panels in the Cranberry Commons multi-family development.

A letter dated 2015 January 26 was received from Allan Davison, 401-4272 Albert Street, Burnaby expressing concern regarding the rezoning application. The writer noted the importance of balancing the interests between residents in a liveable suburban home and businesses in the community.

A letter dated 2015 January 26 was received from Barbara Henn-Pander, 111-4272 Albert Street, Burnaby expressing concern regarding the rezoning application particularly in relation to the loss of sunlight in her backyard. The writer requested that consideration be given to terracing the proposed development to lessen the loss of sunlight. The writer also requested that consideration be given to enlivening the proposed pedestrian pass-through space.

A second letter dated 2015 January 25 was received from Ian Mothersill, 108-4272 Albert Street, Burnaby inquiring regarding plans to pave the laneway behind and reconstruct the sidewalk around the proposed development.

A letter dated 2015 January 27 was received from Marlene Leggatt, 101-4272 Albert Street, Burnaby expressing concern regarding the rezoning application particularly in relation to the height of the proposed building along the back lane, the impact of shadowing on the Cranberry Commons development and the increase in traffic in the lane.

Tim Bartoo, 110-4272 Albert Street, Burnaby appeared before Council expressing concern regarding the height of the proposed building and the impact of shadowing on the Cranberry Commons residential development.

In response to the speaker's comments, the Director Planning and Building noted the dimensional height of the proposed building complies with the current zoning. He also noted the shadow study indicated that during the growing season, shadowing should not negatively impact the Cranberry Commons community garden.

Sean Pander, 111-4272 Albert Street, Burnaby appeared before Council expressing concern regarding the height of the proposed development and the impact of shadowing on the Cranberry Commons development. The speaker noted if the height of the building is not restricted to four storeys, then the top floor of the building should be further setback from the lane to minimize shadowing impacts.

Ksenia Barton, 204-4272 Albert Street, Burnaby appeared before Council expressing concern regarding the rezoning application in relation to the need for additional commercial parking spaces, the shadowing impact of the proposed development on the Cranberry Commons residential complex particularly during the winter months, and traffic congestion and safety in the lane.

Barbara Henn-Pander, 111-4272 Albert Street, Burnaby appeared before Council to reiterate the concerns raised in her previously noted letter. The speaker supported the request of a previous speaker for the top floor of the proposed building to be setback further from the lane to minimize shadowing impacts on the Cranberry Commons development. Ms. Pander noted terracing the proposed building from the alley would lessen the “fish bowl” feeling of having people almost directly overhead when she is in her backyard.

Lili Deng, 112-4272 Albert Street, Burnaby appeared before Council expressing concern regarding the shadowing impact of the proposed building on the Cranberry Commons development including the community gardens.

There were no further submissions received regarding Rezoning #14-03, Bylaw No. 13432.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

“THAT this Public Hearing for Rez. #14-03, Bylaw No. 13432 be terminated.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 45, 2014 – BYLAW NO. 13433

Rez. #13-14

6592/6650 Dunblane Avenue and 6579/6611 Marlborough Avenue

Lot 44, DL 152, Group 1, NWD Plan 27166; Lot 17, DL 152, Group 1, NWD Plan 1292;
Lot 18, DL 152, Group 1, NWD Plan 1292; Lot 40, DL 152, Group 1, NWD Plan 25465;
Lot 24, DL 152, Group 1, NWD Plan 24406

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District and Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Dunblane” prepared by DYS Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 37 storey apartment building with ground oriented townhouses and full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2015 January 10 was received from Ken Pett, 402-6152 Kathleen Avenue, Burnaby expressing concern regarding the proposed residential tower in relation to the capacity of Burnaby General Hospital to handle continued population growth in the City.

Letters dated 2015 January 18 were received from Frederick Boudrias and Alejandra Sepulveda, 6-6661 Marlborough Avenue, Burnaby opposing the rezoning application. The writers expressed concern regarding dust, dirt, noise and traffic during the construction phase of the project.

A letter dated 2015 January 21 was received from Sherry Yi Chen, 208-6650 Dunblane Avenue, Burnaby noting the proposed development will displace long-time residents including her family. The writer noted the importance of addressing the shortage of affordable rental units in Metrotown.

A letter dated 2015 January 23 was received from Yiqing Cai, 208-6695 Dunblane Avenue, Burnaby opposing the rezoning application due to its effect on the living environment.

A letter dated 2015 January 27 was received from Pauline Wallin, 5030 Grimmer Street, Burnaby opposing the rezoning application. The writer noted the proposed development would block sunlight and potentially devalue her property.

Mr. Brian Ellis, Polygon Development, 900-1333 West Broadway, Vancouver, the rezoning applicant, appeared before Council advising the project team members were in attendance at this evening's public hearing and available to answer any questions Council may have.

Mr. Louis Bergeron, B1-6661 Marlborough Avenue, Burnaby appeared before Council opposing the rezoning application. The speaker expressed concern regarding construction noise and lack of parking in the area.

Ms. Chouhan, 3846 Sunset Street, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted high rise towers displace affordable rental housing.

Mr. Chen, 5014 Grimmer Street, Burnaby appeared before Council to ask if a shadow study has been completed for the proposed development. The speaker also inquired regarding the impact of this rezoning application on the future development of adjacent Grimmer Street properties.

In response to the speaker's comments, the Director Planning and Building noted that a shadow study is available for public viewing in the Planning Department. He also noted the row of townhouses on Grimmer Street would support a similar scale of development.

Mr. Trevor Gibbens, 312-6695 Dunblane Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application. The speaker noted the following questions:

- Will the current pathway through the north end of the subject site remain?
- How many residents will be displaced by the development?
- Will affordable rental housing be incorporated into this development?
- When will a lighted pedestrian crossing be installed at the Dunblane Avenue/Imperial Street intersection?
- Is there new bicycle infrastructure improvement in the area?

The Director Planning and Building replied to the speaker's questions and noted the following points:

- The development will include pathways on the northern portion of the site for the enjoyment of property owners.
- On the south side of the development, a new lane will be constructed to connect Marlborough Avenue to Dunblane Avenue and that lane will be available for public passage.
- The site is currently occupied by sixty apartment units.

Mr. Gibbens concluded his presentation by requesting Council consider directing developers to incorporate low cost rental housing into new developments.

Ms. Chouhan, 3846 Sunset Street, Burnaby again appeared before Council noting the importance for the City to provide affordable rental housing in the community.

There were no further submissions received regarding Rezoning #13-14, Bylaw No. 13433.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR WANG:

“THAT this Public Hearing for Rez. #13-14, Bylaw No. 13433 be terminated.”

CARRIED UNANIMOUSLY

Arising from discussion, Councillor Jordan was granted leave by Council to introduce the following motion:

MOVED BY COUNCILLOR JORDAN:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT the matter of a lighted pedestrian crossing at the Dunblane Avenue/Imperial Street intersection be REFERRED to the Traffic Safety Committee.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR McDONELL:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:54 p.m.

Confirmed:

Certified Correct:

MAYOR

DEPUTY CITY CLERK