

PUBLIC HEARING

2014 DECEMBER 09

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2014 December 09 at 7:00 p.m.

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

ABSENT: Councillor P. Calendino
Councillor D.N. Johnston
Councillor N.M. Volkow

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

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

a) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 38, 2014 – BYLAW NO. 13418

Rez. #07-49

5092, 5108, 5120, 5132, 5146, 5168, 5180, 5192 Canada Way and
4981, 4991 Claude Avenue

Lots 1 and 2, DL 85, Group 1, NWD 7571; Lot B Except: the northerly 205.5 ft., DL 85, Group 1, NWD Plan 4946; Lot 3, DL 85, Group 1, NWD Plan 6317; Lot 11 Except: Easterly 60 ft. having a frontage of 60 ft. on Douglas Road with uniform width the full depth of said lot and adjoining Lot 10, NWD Plan 3304; The easterly 60 ft. of Lot 11, DL 85, Group 1, having a frontage of 60 ft. on Douglas Road with a uniform width the full depth of said lot and adjoining lot 10, NWD Plan 3304; Lots A & B, DL 85, Group 1, NWD Plan 5049; Lots 170 and 171, DL 85, Group 1, NWD Plan 40315

From: R4 Residential District and C2 Community Commercial District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, Canada Way and Claude Avenue Area Plan guidelines and in accordance with the development plan entitled “Deer Lake Townhomes” prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 161 unit townhouse development with under-building and underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

Carol Stinson, 5850 Buckingham Avenue, Burnaby appeared before Council expressing concern regarding the proposed development particularly in relation to traffic congestion, pedestrian safety and lack of infrastructure especially school capacity.

A letter dated 2014 December 09 was received from Denise Bemister, 7809 Stanley Street, Burnaby opposing the rezoning application. The writer expressed concern regarding high density, traffic congestion and safety, lack of infrastructure, elementary school access, pedestrian safety and shortage of parking.

A letter dated 2014 December 09 was received from Keith Bemister, 7795 Stanley Street, Burnaby opposing the rezoning application. The writer expressed concern regarding high density, lack of transit, road access to the proposed development, pedestrian safety and lack of amenities and infrastructure.

There were no further submissions received regarding Rezoning #07-49, Bylaw No. 13418.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR KANG:

“THAT this Public Hearing for Rez. #07-49, Bylaw No. 13418 be terminated.”

CARRIED UNANIMOUSLY

b) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 39, 2014 – BYLAW NO. 13419

Rez. #11-54

5695 Lougheed Highway

Parcel “A” (Reference Plan 17221), Lot 17, DL 125, Group 1, NWD Plan 3520

From: C6 Gasoline Service Station District

To: CD Comprehensive Development District (based on RM3 Multiple-Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled “5695 Lougheed Highway” prepared by Wilson Chang Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed use development with retail at grade, second floor office and residential uses above, including surface and underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 December 02 was received from Rae Bates and Lynda Catchpole, 1002-5611 Goring Street, Burnaby advising that the proposed project is overly ambitious for the size of the lot. The writers also expressed concern regarding traffic congestion.

A letter dated 2014 December 08 was received from Linda Bodnar, 5560 Broadway, Burnaby expressing concern regarding the rezoning application particularly in relation to potential damage to her adjacent strata lot unit during the construction phase of the development.

There were no further submissions received regarding Rezoning #11-54, Bylaw No. 13419.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR KANG:

“THAT this Public Hearing for Rez. #11-54, Bylaw No. 13419 be terminated.”

CARRIED UNANIMOUSLY

c) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 41, 2014 – BYLAW NO. 13421

Rez. #14-15

4305 and 4349 Dawson Street

Lot 19 Except: Part on Bylaw Plan 52808: DL 119, Group 1, NWD Plan 25081;
Lot “J”, Block 8, DL 119, Group 1, NWD Plan 2855

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled “Mixed Use Development” prepared by GBL Architects Inc.)

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

The Advisory Planning Commission advised it supports the rezoning application.

Blair Smith, 1-2088 Madison Avenue, Burnaby appeared before Council in opposition to the proposed six-storey development. The speaker noted the C9 Urban Village Commercial District specifies that building heights not exceed four storeys. The writer further noted the proposed development is not compatible with the human scale of the concept of a high street referenced in the regional plan.

The speaker concluded by expressing concern regarding notice of the public hearing and indicated the staff report pertaining to the rezoning application was not available on the City website at the time he received the public hearing notice.

Azizbaegi Shahram, 403-2138 Madison Avenue, Burnaby appeared before Council expressing concern regarding the rezoning application particularly in relation to traffic congestion, intersection safety and the proposed six-storey building height.

In response to a query from Council, the Director Planning and Building noted the proposed six-storey form is a result of the site's location atop an underground rail tunnel. As the rail tunnel imposed significant challenges on the site in terms of building siting and underground parking, the site's available density needed to be coalesced west of the rail tunnel.

Blair Smith, 1-2088 Madison Avenue, Burnaby again appeared before Council noting the proposed development would set an unreasonable precedent for the neighbourhood and the residents of Renaissance Towers would face a six-storey wall.

A letter dated 2014 December 09 was received from Benita Vieira, 402-2138 Madison Avenue, Burnaby opposing the rezoning application. The writer expressed concern regarding loss of view and privacy, noise, traffic congestion and reduced property values for adjacent home owners.

A letter dated 2014 December 09 was received from Mike Delorme, 1-2088 Madison Avenue, Burnaby opposing the rezoning application. The writer noted the proposed building should be no higher than four-storeys.

A letter dated 2014 December 01 was received from Blair Smith, 1-2088 Madison Avenue, Burnaby expressing concern regarding the six-storey height of the proposed development. The writer also requested that the public hearing be rescheduled to provide sufficient time for neighbours to review the rezoning application.

A letter dated 2014 December 06 was received from Mohammad Atefat and Adeleh Motaghi, 303-2088 Madison Avenue, Burnaby opposing the rezoning application. The writers expressed concern regarding loss of view and noted their property value will decline as well.

A letter dated 2014 December 08 was received from Carol Chow, 1701-2088 Madison Avenue, Burnaby opposing the rezoning application and expressing traffic concerns.

There were no further submissions received regarding Rezoning #14-15, Bylaw No. 13421.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR KANG:

“THAT this Public Hearing for Rez. #14-15, Bylaw No. 13421 be terminated.”

CARRIED UNANIMOUSLY

4) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 42, 2014 – BYLAW NO. 13422](#)

Rez. #13-11

4780 Byrne Road and 7447 North Fraser Way

Lot 1, DL 166A, Group 1, NWD Plan BCP52054; Lot 4, DL 166A, Group 1, NWD Plan BCP29939

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled, “Multi-Tenant Industrial Building” prepared by Chip Barrett Architect) and Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled, “CPC South Burnaby Depot” prepared by Gustavson Wylie Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant industrial building and a Canada Post Distribution Facility.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 December 08 was received from Mike Williams, President, Columbia Manufacturing Co. Ltd., 4575 Tillicum Street, Burnaby generally supporting the proposed development. The writer, however, expressed concern regarding lack of parking and requested consideration be given to adding at least 20 parking stalls on ‘Proposed Lot 1’, for the multi-tenant industrial building.

There were no further submissions received regarding Rezoning #13-11, Bylaw No. 13422.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR WANG:

“THAT this Public Hearing for Rez. #13-11, Bylaw #13422 be terminated.”

CARRIED UNANIMOUSLY

e) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 37, 2014 - BYLAW NO. 13417

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to amend the rezoning application fees in the Burnaby Zoning Bylaw.

The Advisory Planning Commission advised it supports the text amendment.

There were no further submissions received regarding text amendment Bylaw No. 13417.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR KANG:

“THAT this Public Hearing for text amendment, Bylaw #13417 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR MCDONELL:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:35 p.m.

Confirmed:

Certified Correct:

MAYOR

DEPUTY CITY CLERK