

PUBLIC HEARING

2015 February 24

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2015 February 24 at 7:00 p.m.

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

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 7:03 p.m.

1) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 7, 2015 – BYLAW NO. 13444**

Rez. #13-13

6755 Canada Way

From: C4 Service Commercial District

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into six two-family residential lots.

The Advisory Planning Commission advised it supports the rezoning application.

Three (3) letters were received in response to the proposed bylaw amendment, 2 in opposition and 1 with concerns.

Opposed:

Dara Bring, 7670 Formby Street, Burnaby

Shirley and Antonio Matias, 7671 Formby Street, Burnaby

With Concerns:

Millie Pinkus, 7681 Formby Street, Burnaby

Speakers in Order of Appearance:

Antonio Matias, 7671 Formby Street, Burnaby appeared before Council in opposition to the proposed R12 zoning application as the increase in family units would cause significant traffic and parking problems for the neighbourhood.

Jat Aujula, 7661 Formby Street, Burnaby appeared before Council with concerns related to the proposed the proposed R12 zoning application as the addition of a lane way would encourage traffic to short cut through Ulster, and the size of the development is inconsistent with the neighbourhood.

Al Pettigrew, 7635 Ulster Street, Burnaby appeared before Council with concerns related to the proposed R12 zoning application as the increase in family units would cause significant traffic and parking problems for the neighbourhood.

Jacqueline Chay, 7645 Ulster Street, Burnaby appeared before Council with concerns related to the proposed R12 zoning application as the increase in family units would cause significant parking problems for the neighbourhood.

There were no further submissions received regarding Rezoning #13-13, Bylaw No. 13444.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-13, Bylaw #13444 be terminated.”

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 1, 2015 – BYLAW NO. 13438

Rez. #14-11

2450 Alpha Avenue

From: M2 General Industrial District

To: CD Comprehensive Development District (based on the RM4s Multiple Family Residential District, C1 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “2450 Alpha Avenue” prepared by GBL Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 29-storey apartment tower with ground oriented townhouses, work/live, underground and structured parking.

The Advisory Planning Commission advised it supports the rezoning application.

Thirteen (13) letters were received in response to the proposed bylaw amendment.

In Support:

Steve Beemish, 8445 15th Avenue, Burnaby
Tony Peloso, Venom Transporting Ltd., 7502 Birkdale Place, Burnaby
Mike Berrettoni, 7375 Burnham Court, Burnaby
Phyllis Lui, 1383 Blaine Drive, Burnaby
Signy Marcyniuk, 4775 Gilpin Court, Burnaby
Hitesh Bhatt, 3111 Godwin Avenue, Burnaby
Brian Patrick, 4772 Laurelwood Place, Burnaby
Sheldon Scott, 4551 Hastings Street, Burnaby
Luca Tinaburri, 3740 McGill Street, Burnaby
James Hu, 14-8868 16th Avenue, Burnaby
Dennis Ripoli, 3904 Cambridge Street, Burnaby
Maria Papais, 4603 Northlawn Drive, Burnaby
Megan Oliver, 1306-9521 Cardson Court, Burnaby

Speakers in Order of Appearance:

David Hable, 3984 Dundas Street, Burnaby appeared before Council in opposition to the proposed bylaw amendment as it would result in a loss of existing commercial space and the related jobs.

There were no further submissions received regarding Rezoning #14-11, Bylaw No. 13438.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #14-11, Bylaw #13438 be terminated.”

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 2, 2015 – BYLAW NO. 13439**

Rez. #14-13

7284 Braeside Drive

From: R2 Residential District

To: R2a Residential District

The purpose of the proposed zoning bylaw amendment is to permit expansion of the gross floor area of an existing single family dwelling beyond that currently permitted under the prevailing zoning.

The Advisory Planning Commission advised it **does not** support the rezoning application.

Speakers in Order of Appearance:

Anthony Ricci 7284 Braeside Drive, Burnaby, and Mayumi Hasegawa, design consultant, appeared as the proponents in request of a bylaw amendment from R2 to R2a as they would like to increase the gross floor area of the residence to accommodate his elderly parents, increase indoor recreation space for his children, install a wine cellar and expand storage.

There were no further submissions received regarding Rezoning #14-13, Bylaw No. 13439.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #14-13, Bylaw #13439 be terminated.”

CARRIED UNANIMOUSLY

4) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 3, 2015 - BYLAW NO. 13440

Rez. #14-38

2830 Bainbridge Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plans entitled “Learning Ladder Child Care Centre” prepared by SEL Engineering Ltd.)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District as guidelines and in accordance with the development plans entitled “Learning Ladder Child Care Centre” prepared by SEL Engineering Ltd. as amended by the development plans entitled “Brightstart Burnaby” by Douglas R. Johnson Architect Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit an increase in the capacity of an existing child care facility from 61 to 73 children.

The Advisory Planning Commission advised it supports the rezoning application.

There were no submissions received or speakers regarding Rezoning #14-38, Bylaw No. 13440.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #14-38, Bylaw #13440 be terminated.”

CARRIED UNANIMOUSLY

5) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 4, 2015 - BYLAW NO. 13441

Rez. #14-07

9060 Stormont Avenue

From: CD Comprehensive Development District (based on P2 Administration and Assembly District

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and Lougheed Town Centre Plan guidelines) and in accordance with the development plan entitled "Stormont Avenue Addition" prepared by KPL James Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing RCMP E Division Port Mann Freeway Patrol office.

The Advisory Planning Commission advised it supports the rezoning application.

There were no submissions received or speakers regarding Rezoning #14-07, Bylaw No. 13441.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing for Rez. #14-07, Bylaw #13441 be terminated."

CARRIED UNANIMOUSLY

6) **BURNABY ZONING BYLAW 1965,**
AMENDMENT BYLAW NO. 5, 2015 - BYLAW NO. 13442

Rez. #14-40

1240 – 4700 Kingsway

From: CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts and P2 Administration and Assembly District and Metrotown Development Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit a Shaw telecommunications hubsite, which includes the installation of two accessory rooftop cooling units, and renovations to an existing commercial retail unit (CRU).

The Advisory Planning Commission advised it supports the rezoning application.

One (1) letter was received expressing concerns that were referred to the Planning Department for response.

With Concerns:

Puck and May Lim, MPL Properties, Ltd., 2749 E-57th Street, Vancouver

There were no further submissions received regarding Rezoning #14-40, Bylaw No. 13442.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #14-40, Bylaw #13442 be terminated.”

CARRIED UNANIMOUSLY

7) [BURNABY ZONING BYLAW 1965,](#)
[AMENDMENT BYLAW NO. 6, 2015 - BYLAW NO. 13443](#)

Rez. #14-36

Portion of 8398 North Fraser Way

From: CD Comprehensive Development District (based on the M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on the M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled “Crescent Business Centre” prepared by Chip Barrett Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant industrial development in accordance with the Burnaby Business Park Concept Plan.

The Advisory Planning Commission advised it supports the rezoning application.

There were no submissions received or speakers regarding Rezoning #14-36, Bylaw No. 13443.

MOVED BY COUNCILLOR JOHNSTON:

SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #14-36, Bylaw #13443 be terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:44 p.m.

Confirmed:

Certified Correct:

MAYOR

DEPUTY CITY CLERK