



PUBLIC HEARING MINUTES

Tuesday, 2015 March 31

A Public Hearing (Zoning) was held in the Council Chamber, Main Floor, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2015 March 31 at 7:00 PM.

CALL TO ORDER

PRESENT: His Worship, Mayor D. Corrigan
Councillor P. Calendino (*arrived at 7:05 p.m.*)
Councillor S. Dhaliwal
Councillor D. Johnston
Councillor C. Jordan
Councillor A. Kang
Councillor P. McDonell
Councillor N. Volkow (*arrived at 7:06 p.m.*)
Councillor J. Wang

STAFF: Mr. L. Pelletier, Director Planning and Building
Mr. E. Kozak, Assistant Dir. Current Planning
Mr. S. Cleave, Deputy City Clerk
Ms. E. Prior, Administrative Officer

The Public Hearing was called to order at 7:03 p.m.

ZONING BYLAW AMENDMENTS

- 1) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 8, 2015 – BYLAW NO. 13454**

Rez. #14-41

7868 Government Road

From: R1 Residential District

To: R1a Residential District

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

The Advisory Planning Commission advised it supports the rezoning application.

Councillor Calendino arrived at the Public Hearing at 7:05 p.m. and took his seat at the Council table.

Councillor Volkow arrived at the Public Hearing at 7:06 p.m. and took his seat at the Council table.

Eugene Hibbert, 8118 Westlake Street, Burnaby appeared before Council supporting the rezoning application.

Mayur Kothary, 4469 Barker Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker, however, expressed concern regarding potential construction of an underground ice rink in the basement of the proposed home.

In response to the speaker's concern, the Director Planning and Building noted there is currently no proposal for an ice rink. He further advised that if such a proposal were to be brought forward, it would have to meet building permit requirements and provincial safety standards.

There were no further submissions received regarding Rezoning #14-41, Bylaw No. 13454.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Rez. #14-41, Bylaw #13454 be terminated.

CARRIED UNANIMOUSLY

2) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 9, 2015 – BYLAW NO. 13455**

Rez. #12-07

1735, 1763 Douglas Road and 1710 Gilmore Avenue

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on the RM5s
Multiple Family Residential District and Brentwood Town

Centre Development Plan as guidelines, and in accordance with the development plan entitled "Aviara II" prepared by Integra Architecture Inc. and IBI Group Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a 42 storey apartment building and two 4-6 storey low rise apartment buildings.

The Advisory Planning Commission advised it supports the rezoning application.

John O'Donell, Senior Vice President of Development, Ledingham McAllister, 300-1285 West Pender Street, Vancouver, the rezoning applicant, appeared before Council advising that members of the development team were in attendance at this evening's Public Hearing to answer any questions Council may have.

There were no further submissions received regarding Rezoning #12-07, Bylaw No. 13455.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Rez. #12-07, Bylaw #13455 be terminated.

CARRIED UNANIMOUSLY

3) **BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 10, 2015 – BYLAW NO. 13456**

Rez. #14-45

AREA 1:

4710/4780/4810/4846 Moscrop Street;
Portion of 4886/4960/5020/5040/5060 Moscrop Street;
5119/5139/5169/5120/5140/5170 Thyme Street;
5021/5041/5061/5081/4976/5080/5120/5180/5125/5145/5165 Grassmere Street;
5246/5276/5326 Nelson Avenue;
5009/5011/5015/5019/5039/5049/5069/5091/5155/5010/5016/5020/5030/
5050/5070/5090/5150 Farwell Street;
4991/5011/5051/5091/5409/5429 Royal Oak Avenue;
Additional City-Owned properties occupied by Deer Lake Parkway:
5120/5140/5170 Price Street;
4921/4951 Royal Oak Avenue;

AREA 2:

5010 Royal Oak Avenue;
5315/5375/5415/5475/5485/5525/5585/5631/5681/5717/5761/5843/5863/
5925/5989/5988 Grassmere Street;
5988 Gilpin Street;
4899 Iris Avenue;
Unopened road right-of-way, Portion of Price Street north of the following
addresses:
4920 Royal Oak Avenue;
5276 Price Street;
5315/5375/5415/5475/5485/5525/5585/5631/5681/5717/5761 Grassmere
Street;

AREA 3:

6110/6260 Deer Lake Avenue;
4827/4828/4837/4846/4857/4868/4883/4896/4893 Rowan Avenue;
6137 Price Street;
Portion of 4949 Canada Way (East of Century Parkway);

AREA 4:

5155/5165 Sperling Avenue;

AREA 5:

6088 Dufferin Avenue

From: A2 Small Holdings District, RI, R2 and R4 Residential Districts and
P2 Administration and Assembly District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the subject City-owned properties into conformance with approved park/conservation designation and their current use. This rezoning is being advanced as an “administrative housekeeping” matter, and as such, there is no change of use or development being proposed with the rezoning proposal.

The Advisory Planning Commission advised it supports the rezoning application.

One (1) letter was received in response to the proposed bylaw amendment.

With Concerns:

Mr. and Mrs. Wayne Browne, 4837 Rowan Avenue, Burnaby

Bradley Aitken, 4852 Baytree Court, Burnaby appeared before Council supporting the rezoning application. The speaker, however, expressed concern if proposals to widen Deer Lake Parkway are brought forward in the future.

Robert Coupe, 4916 Rowan Avenue, Burnaby appeared before Council supporting the rezoning application. In addition, the speaker asked if a demolition schedule is in place for the City-owned properties on Rowan Avenue and Price Street.

In response to the speaker's inquiry, the Director Planning and Building noted each house would be considered for demolition separately as it reaches the end of its life span and becomes uneconomical to repair or maintain.

Patricia Oliver, 5158 Sperling Avenue, Burnaby appeared before Council supporting the rezoning application. The speaker, however, expressed concern regarding transportation and parking in the area and requested the neighbourhood be consulted if proposals addressing these issues are brought forward in the future.

Bradley Aitken, 4852 Baytree Court, Burnaby appeared again before Council reiterating his concerns regarding any potential future plans to widen Deer Lake Parkway.

His Worship, Mayor Derek Corrigan, noted the City is not currently considering any plans to widen Deer Lake Parkway.

There were no further submissions received regarding Rezoning #14-45, Bylaw No. 13456.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

THAT this Public Hearing for Rez. #14-45, Bylaw #13456 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR VOLKOW:
SECONDED BY COUNCILLOR CALENDINO:

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:32 p.m.

Confirmed:

Certified Correct:

MAYOR

DEPUTY CITY CLERK