



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 June 07

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-23**
AMENDMENT BYLAW NO. 01, 2016; BYLAW #13568
Lougheed Town Centre Core Area Master Plan
Third Reading

ADDRESS: 9850/9855 Austin Road and 9858/9898 Gatineau Place

LEGAL: Schedule A (*attached*)

FROM: C3 General Commercial District, CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District and C4 Service Commercial District), C4 Service Commercial District and P8 Parking District

TO: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District and Lougheed Town Centre Plan as guidelines and the development plan entitled "Lougheed Core Area Master Plan" prepared by James K. M. Cheng Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 February 01;
- b) Public Hearing held on 2016 February 23; and,
- c) Second Reading given on 2016 March 07.

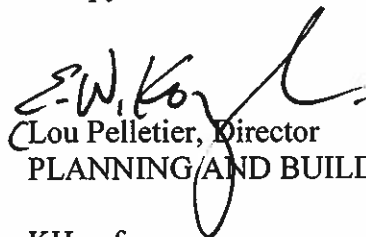
The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *The applicant has submitted a virtually complete suitable plan of development. A few remaining details will be resolved prior to Final Adoption.*
- b) The submission of an approved Transportation Master Plan.

- *The applicant has agreed to this prerequisite in a letter dated 2016 June 02. A suitable on-site Transportation Master Plan has been approved by the Director Planning and Building and a covenant ensuring its provision and implementation will be deposited in the Land Title Office prior to Final Adoption.*
- c) The submission of an approved Master Servicing Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 02. A suitable Master Servicing Plan has been approved by the Director Engineering and a covenant ensuring its provision and implementation will be deposited in the Land Title Office prior to Final Adoption.*
- d) The submission of an approved on-site Stormwater Management Master Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 02. A suitable on-site Stormwater Management Master Plan has been approved by the Director Engineering and a covenant ensuring its provision and implementation will be deposited in the Land Title Office prior to Final Adoption.*
- e) The granting of any necessary Section 219 Covenants, including those listed in Section 6.12 of this report.
- *The necessary Section 219 Covenants will be deposited in the Land Title Office prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2016 June 13, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is **attached** for information.


Lou Pelletier, Director
PLANNING AND BUILDING

KH:spf
Attachment

cc: City Manager

**SCHEDULE A
REZONING 15-23**

ADDRESS	LEGAL DESCRIPTION DESIGNATION	PID	ZONING
9850 Austin Road	Lot 101, DLs 2 & 4, Group 1, NWD Plan 43016 Except Plans LMP44608, LMP51272, LMP52074 & Plan EPP15369	005-433-151	C3, CD (P2, C3, C4)
9855 Austin Road	Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 & EPP10716	003-237-028	C3, CD (P2, C3, C4)
9858 Gatineau Place	Lot 2 Except: Firstly: Part On Statutory Right Of Way 21111; Secondly: Part On Statutory Right Of Way Plan 4829; Thirdly: Part On Statutory Right Of Way Plan LMP52075; DL 2, Group 1, NWD Plan 4286	011-066-636	C4
9898 Gatineau Place	Parcel "A" (Explanatory Plan 11608) of Lot 1, DL 2, Group 1, NWD Plan 4286	002-774-968	P8

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 1, 2016 – BYLAW NO. 13568**

Rez. #15-23

9850/9855 Austin Road and 9858/9898 Gatineau Place

From: C3 General Commercial District, CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District and C4 Service Commercial District), C4 Service Commercial District and P8 Parking District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District and Lougheed Town Centre Plan as guidelines and the development plan entitled "Lougheed Core Area Master Plan" prepared by James K. M. Cheng Architects Inc.)

The purpose of the proposed zoning bylaw amendment is:

1. to establish a Master Plan that defines the general land use, form, massing, subdivision pattern, overall site servicing, development phasing, and distribution of applicable development densities for the Lougheed Town Centre Core Area; and,
2. to specifically apply the Lougheed Town Centre Core Area Master Plan guidelines to the subject site through Comprehensive Development zoning.

Mary Troha, 4368 Union Street, Burnaby
Tvrtko Peter Grubestic, 302-5051 Lougheed Highway, Burnaby
Julia M. Giuriato, 7311 Sussex Avenue, Burnaby
Ela Rezmer, 408-4570 Hastings Street, Burnaby
Gemma Ayarra, 406-3811 Hastings Street, Burnaby
Raquel Ayarra, 3908 Dundas Street, Burnaby
Jenn Choi, David's Tea, Unit 221-9855 Austin Road, Burnaby
George Seto & Betty Chu, 103-8485 New Haven Close, Burnaby
Willa Cheng, 120 North Stratford Avenue, Burnaby
Mike Kask, BURNCO, 5324 Riverbend Drive, Burnaby
Donna Wong, 4463 William Street, Burnaby
Anthony John Troha, 510-3811 Hastings Street
Donna Mae Sillett, 3041 Noel Drive, Burnaby
Mike Suk, Korean Cultural Heritage Society, 5962 Sperling Avenue, Burnaby

Mary Drpic, 903-3920 Hastings Street, Burnaby
Anthony Drpic, 1605-2138 Madison Avenue, Burnaby
Miles Fenske & Janice Fenske, 1401-3920 Hastings Street, Burnaby
Peter Nussbaum, 3355 North Road, Burnaby
Terence Yeun, 26-3855 Pender Street, Burnaby
Carolyn Oraziotti, North Road Burnaby Business Improvement Area
Maggie Lee, 7991 Hunter Street, Burnaby
Patrick and Mimi Lee, 7991 Hunter Street, Burnaby
Gloria Staudt, 7980 12th Avenue, Burnaby
Paul Choi, 303-9940 Lougheed Highway, Burnaby

Four letters were received in opposition to the proposed zoning bylaw amendment:

John Cartwright, False Creek Management Ltd., 811 Winthrop Street, New Westminster
Jian Shu Zhao, 2006-9521 Cardston Court, Burnaby
Ling Yan, 1906-9868 Cameron Street, Burnaby
Donguei Lim, 2207-9868 Cameron Street, Burnaby

Once letter was received regarding other matters related to the proposed zoning bylaw amendment:

Bill Jong, Kin's Farmers Market, 111-2985 Northern Avenue, Burnaby

One petition was submitted in support of the proposed zoning bylaw amendment:

Vikam Vasu, 265-3355 North Road, Burnaby (3 signatories)

Two petitions were submitted in opposition to the proposed zoning bylaw amendment:

Kookhwal Sohn, 3108-9888 Cameron Street, Burnaby (25 signatories)
Lotus Chung, 204-3755 Bartlett Court, Burnaby (69 signatories)

One letter from a neighboring municipality was submitted in response to the proposed zoning bylaw amendment:

City of Coquitlam, Public Hearing Input, Lougheed Town Centre Core Area Master Plan

The following speakers appeared before Council in the following order and spoke in opposition or support of the proposed zoning bylaw amendment:

Carolyn Oraziatti and Paul Choi, Burnaby North Road BIA, spoke in support of the rezoning application. Ms. Oraziatti shared her excitement regarding the project, specifically the many benefits that accompany a vibrant town centre plan including: economic, access to green space, pedestrian and transit infrastructure development, housing diversification, environmental efficiencies and recreational opportunities.

Ed Bolecz, 3317 Beaverbrook Drive, Burnaby, spoke in opposition to the rezoning application. Mr. Bolecz expressed concerns regarding the lack of consideration to the school in the neighbourhood. Mr. Bolecz requested that Council work with the Provincial Government to revitalize the school, and enhance pedestrian safety around the area. Mr. Bolecz also requested that thought be given to relocating some of the towers to minimize school ground shading.

Young Hong, 3110 Cameron Street, Burnaby, spoke in opposition to the rezoning application. Mr. Hong stated his concerns regarding the loss of sunlight due to the proximity of the high-rise towers to his building.

Sung Ahn, 3701-9888 Cameron Street, Burnaby, spoke in opposition to the rezoning application. Mr. Ahn expressed concerns regarding the height of the building and requested that Council consider low-rise buildings instead.

Kyung Kim, 608-9868 Cameron Street, Burnaby, spoke in opposition to the rezoning application. Mr. Kim noted his concerns regarding the loss of sun, view and personal privacy.

Song Kim, 707-9888 Cameron Street, Burnaby, spoke in opposition to the proposed rezoning application. Mr. Kim shared his concerns regarding the height of the proposed buildings and the direct impact on his view, access to sunlight, and loss of privacy.

Lotus Chung, 204-3755 Bartlett Court, Burnaby, spoke in opposition to the rezoning application. Ms. Chung shared her concerns regarding the height of the buildings, loss of view corridors, loss of privacy and traffic increases from increased population. Ms. Chung requested that a traffic impact assessment be completed prior to the approval of new development in the area. Ms. Chung also requested that any new development considered by Council be environmentally friendly and include commercial opportunities.

**Councillor Dhaliwal left the Council Chamber at 7:23 p.m and returned at 7:24 p.m.*

Eunjae Choi, 1002-3528 Vanness Avenue, Burnaby, spoke in opposition to the rezoning application. Ms. Choi expressed concerns regarding her loss of views, sunshine, privacy and the close proximity of the proposed buildings to her own.

Keith Kwan, 4126 Francis Street, Burnaby, spoke in support to the proposed rezoning application. Mr. Kwan noted his excitement for the new shopping opportunities and the many benefits of a vibrant town centre.

Mike Young, [REDACTED] Burnaby spoke in opposition to the rezoning application. Mr. Young stated his concerns regarding increased traffic, noise, number of buildings, and construction disturbances to local residents. Mr. Young requested that the City conduct studies on population growth and crime.

Bill Zhang, Kin's Farmers Market, 206-9855 Austin Road, Burnaby, spoke in opposition to the rezoning application. Mr. Zhang expressed his concerns regarding the impact of construction on local businesses as customers will not be able to access stores easily.

**Councillor Calendino left the Council Chamber at 7:40 p.m. and returned at 7:41 p.m.*

Jung Lee, Korean Cultural Heritage Society, 4510 North Road, Burnaby, spoke in support of the rezoning application. Mr. Lee shared the Society's support stating that they are looking forward to contributing and being involved in the development of the project.

Peter Grubestic, 302-5051 Lougheed Highway, Burnaby, spoke in support of the rezoning application and the creation of a master community.

Dustin Fenske, 1205-3920 Hastings Street, Burnaby, spoke in support of the rezoning application and shared his excitement around the master planned community, new shopping opportunities, new restaurants, recreational fields, access to amenities, and the overall revitalization of the Lougheed area.

Vesna Troha, 310-3811 Hastings Street, Burnaby, spoke in support of the rezoning application, highlighting the convenience of having housing options close to amenities and important social communal areas.

Steve Harmantry, no address provided, spoke in opposition to the rezoning application. Mr. Harmantry expressed his concerns regarding the gentrification of the community, the unaffordability of the proposed housing stock, loss of community, loss of view, general disregard for the existing residents of the area, loss of privacy and lack of public consultation.

Shelley Vellani-Aragon, 6760 Kneale Place, Burnaby, spoke in support of the rezoning application and is looking forward to potentially purchasing one of the new units and remaining a Burnaby resident. Ms. Vellani-Aragon supports the Master Plan because amenities will be easily accessible and local businesses will reap the benefits of a larger local population.

Fariman Daryany, 1504-3970 Carrigan Court, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Daryany shared her concerns regarding the Master Plan and would like to see an entertainment/cultural centre considered instead. Ms. Daryana would like to see more restaurants, local markets and special events as she believes there is a lack of cultural amenities in the area.

Paul Choi, Unit 303-9940 Lougheed Highway, Burnaby, stated his concerns regarding the rezoning application. Mr. Choi would like to see more meeting spaces for non-profit organizations, fire rescue services, associations, community centres, and encouraged the City to put less focus on malls and apartment buildings. Mr. Choi requested additional information on the community amenities planned for the area and any additional green space.

Ivan Aragon, 6760 Kneale Place, Burnaby, spoke in support of the rezoning application and highlighted the walkability and accessibility the Master Plan includes, and the decreased dependency on cars. Mr. Kneale is interested in purchasing a townhome for his family and being able to remain a resident of Burnaby.

Bill Zhang, Kin's Farmers Market, 206-9855 Austin Road, Burnaby, spoke for a second time, requesting the City investigate the measures taken to protect and promote local business during the Guildford Town Centre construction in Surrey.

Kookhwal Sohn, 708 & 3108 - 9888 Cameron Street, Burnaby, spoke in opposition to the rezoning application noting his concerns regarding the impact of development on existing resident's views, loss of quality of life, traffic increases and access to sunlight. Mr. Sohn does not support high-rise buildings and would prefer low-density alternatives.

Ivan Chiu, 207-615 North Road, Coquitlam, spoke in opposition to the proposed rezoning application. Mr. Chiu shared his concerns regarding the loss of existing businesses, lack of public notification, increased traffic as a result of the population growth and construction activities. Mr. Chiu requested Council consider widening surrounding roads, traffic re-routing and retaining the existing Walmart.

Lotus Chung, 204-3755 Bartlett Court, Burnaby, spoke for a second time, and requested that Council work with the developer to provide community amenities for the Asian community.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-23, Bylaw #13568 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing held on 2016 February 23; and,

THAT a copy of the report be sent to the applicant and those who spoke at, or submitted correspondence to, the Public Hearing for Rezoning Reference # 15-23.

CARRIED UNANIMOUSLY