



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2020 September 09

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 19-30**
AMENDMENT BYLAW NO. 16/20, BYLAW 14176
General Commercial Uses
Third Reading and Final Adoption

ADDRESS: 1901 Rosser Ave and 4399 Lougheed Hwy

LEGAL: Lot B Except: Part on Plan LMP49418, DL 119, Group 1, NWD Plan LMP45761

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Madison Centre Lougheed Re-Development Commercial Uses" prepared by Bosa Development)

The following information applies to the subject rezoning bylaw:

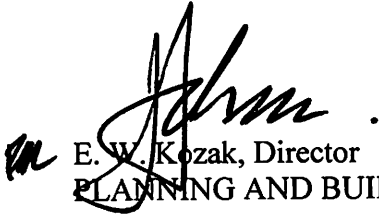
- a) First Reading given on 2020 July 06;
- b) Public Hearing held on 2020 July 28; and,
- c) Second Reading given on 2020 August 24.

The prerequisite condition has been completely satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption, on 2020 September 14,.

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

 E. W. Kozak, Director
PLANNING AND BUILDING

JT:tn
Attachment

cc: City Manager

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 16, 2020 - BYLAW NO. 14176**

Rez. #19-30

1901 Rosser Avenue and 4399 Lougheed Hwy

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public Use District, C3 and C3h General Commercial District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "Madison Centre Lougheed Re-Development Commercial Uses" prepared by Bosa Development)

Purpose: to permit all commercial uses, as outlined in the C3 General Commercial District within the retail portion of the Madison Centre

Applicant: Bosa Development

Four (4) letters were received in response to the proposed rezoning application:

1. Patricia Muss, #2401-4398 Buchanan Street, Burnaby
2. Karl Kliparchuk, #402-4388 Buchanan Street, Burnaby
3. Zrinka Radic, #701-4398 Buchanan Street, Burnaby
4. Ralph and Marian d'Oliveira, #1104-4398 Buchanan Street, Burnaby

The following speakers connected through the online webinar or teleconference in response to the proposed zoning bylaw amendment:

Jose Rojas, #1804-4388 Buchannan Street, Burnaby, and inquired what kind of commercial uses are allowed in the development (i.e. community centre, community services).

Zrinka Radic, #701-4398 Buchannan Street, Burnaby, spoke to the rezoning application and shared concerns regarding the increase of noise and violence due to the liquor facilities in the Madison Centre. The speaker also shared concerns regarding loud music, the negative impact of the noise, and related floor vibrations that are felt in the surrounding residential homes. The speaker enjoys the commercial services; however, would like Council to find a way to ensure the residents are able to enjoy the comfort of their homes.

Rina Gallo, #2601-4388 Buchanan Street, Burnaby, stated concerns regarding the P3 parking and inquired if there will be changes to the parkade.

Zrinka Radic, #701-4398 Buchanan Street, Burnaby, spoke for a second time and inquired regarding a placement of the vents for the kitchen, if there was a restaurant on the premises. The speaker is concerned about smells and noise from the kitchen.

Esther Alonso, #1804-4388 Buchanan Street, Burnaby, inquired if there is a way to know what kind of commercial uses will be allowed (a specific list).

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #19-30, Bylaw No. 14176 be terminated.

CARRIED UNANIMOUSLY