

TO: CITY MANAGER

1997 DECEMBER 09

FROM: CITY CLERK

PURPOSE: TO PROVIDE COUNCIL WITH INFORMATION RESPECTING THE RECOMMENDATION OF THE ADVISORY PLANNING COMMISSION REGARDING BYLAW #10675

SUBJECT: DECISION OF ADVISORY PLANNING COMMISSION REGARDING BYLAW #10675

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**RECOMMENDATION:**

1. THAT this report be received for information purposes.

**REPORT**

At the Public Hearing of 1997 November 25 a report was submitted by the Advisory Planning Commission providing Council with the results of its review of the Zoning Bylaw amendments that were the subject of the Hearing. The Advisory Planning Commission indicated that they supported six of the seven bylaws submitted for the Public Hearing. The Commission did not support Bylaw #10675, which would permit development of a cultural centre within the mixed-use The Crystal development at 4500 Kingsway. Arising from Council's consideration of second reading of the bylaw, clarification was requested of the Commission's reasons for not supporting the proposed bylaw amendment. This report is in response to that request.

At its 1997 November 20 meeting the Advisory Planning Commission considered the following motion:

*"THAT the Advisory Planning Commission SUPPORT Rezoning Reference #40/97, Bylaw No. 10675."*

Prior to voting on the motion the Commission discussed the proposed application at some length with the following comments being raised:

- Metrotown is a large, diverse, culturally mixed area - the proposal is too ethnically singular for a such high profile site, within the heart of Metrotown and with public access through a mall complex;

- Could detract from Burnaby's goal of encouraging multiculturalism throughout the community.
- Would encourage the residential concentration of one distinct ethnic group within the currently diverse Metrotown area;
- If a cultural centre is located in Metrotown it should be a multicultural centre open to all Burnaby residents.
- A point of destination site would be more appropriate for a cultural centre.
- The proposed usage is too dissimilar from the project's original proposal, for cinemas, which was more in keeping with the public, community focus of Metrotown.
- Parking could be a problem if large numbers of people turn out to attend an event at the centre.

The motion to support the application was defeated by the Commission by a vote of four to three, with three Commissioners absent. The majority decision to not support the application was reflected in the Commission's report presented at the Public Hearing.

This report is submitted for Council information.



D.R. Comis  
CITY CLERK

cc. Deputy City Manager - C.L.R.  
Director Planning & Building