

**TO:** CITY MANAGER

1998 JULY 08

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: PUBLIC HEARING ISSUES  
REZONING REFERENCE # 61/97  
PTN. 3475 GILMORE WAY  
DISCOVERY PLACE COMMUNITY PLAN**

**PURPOSE:** To respond to points raised at the 1998 May 26 Public Hearing for Rezoning Reference # 61/97.

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**RECOMMENDATION:**

1.0 **THAT** this report be received for information purposes.

**REPORT**

At the 1998 May 26 Public Hearing for an Advanced Technology Multi-Tenant Facility with community meeting room in Discovery Place, a variety of issues were raised about the proposed development. At Second Reading, on 1998 June 01, staff were asked to report on these points.

With regard to noise emanating from the rooftop mechanical penthouse, the applicant's mechanical engineer indicates that the penthouse is half enclosed with solid screening that presents no louvres to the residential area to the west. Any noise will be below 45db and, of course, conform with the Burnaby Noise or Sound Abatement Bylaw. The applicant is also examining the use of a Ballard fuel cell ground source heat pump. If it is financially feasible, which will not be known until prototypes are available in approximately two years, it will be placed under one of the surface parking stalls and could reduce the need for rooftop equipment.

Within the building, the applicant confirms that the community meeting space includes small residential style kitchen facilities comprising of a stove, sink and refrigerator.

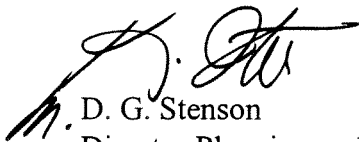
The terms of use for the community meeting room are to be established in a revised covenant prior to Final Adoption. These terms are modeled on those used elsewhere in Burnaby, such as at the Eaton Centre Community Room, and generally found satisfactory. The terms address details of facilities, portable equipment and signage provided; the room's availability and priority for not-for-profit community groups at no charge at specific hours and meeting certain conditions, as well as for "commercial" Discovery Place tenants, also subject to certain conditions; the municipality's review of the booking log; and Discovery Parks Incorporated's responsibility for insurance and management of the space. Details of the covenant will be resolved prior to Final Adoption.

The hours of operation for the restaurant component are not presently known. The applicant proposes to establish such operational terms as the leasing program develops including discussion of hours of operation with the City.

Concerning environmental issues, the development has received approval in principle from the Ministry of the Environment to the proposed setback of 20m from top of bank and the applicant is working with City and Ministry staff to provide vegetation enhancement adjacent to the creek. The applicant has further committed to hiring an environmental monitor and will only proceed with cutting and clearing activities with the Landscape Inspector on site. Vegetation in the conservation area and walkway will be protected from construction activity by 6' chain link temporary fencing.

Finally, the east side of Gilmore Way, where parking is normally restricted will still be available for construction parking. Discovery Parks Incorporated is not able to provide extra parking for construction workers elsewhere in Discovery Place. Concerning the query about resident-only parking in the area to the west of Discovery Place, the Traffic Section of the Engineering Department indicates that the situation at present does not require such measures but that they would be prepared to review the situation with the residents as circumstances change.

This is for the information of Council.

  
D. G. Stenson  
Director Planning and Building

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cc: Landscape Inspector  
Director Engineering  
Supervisor Environmental Services