

**TO:** CITY MANAGER 2003 November 18

**FROM:** DIRECTOR PLANNING AND BUILDING OUR FILE: 15.615

**SUBJECT: RESPONSE TO PUBLIC HEARING COMMENTS  
BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 57, 2003  
EXCLUSION OF RETAIL BUILDING SUPPLY ESTABLISHMENTS FROM  
THE M3 DISTRICT**

**PURPOSE:** To provide Council with information in response to comments made at the 2003 October 28 Public Hearing with respect to Amendment Bylaw No. 57, 2003.

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to Mr. Randall Olafson and Mr. Brian Williams of Terra Copia Estates Ltd. at #2 - 11575 Bridgeport Road, Richmond, BC V6X 1T5.

**REPORT**

**1.0 BACKGROUND**

Council, at its regular meeting of 2003 October 06, gave First Reading to the subject Amendment Bylaw for the exclusion of retail building supply establishments from the M3 Heavy Industrial District. On 2003 October 28, a Public Hearing was held on the Amendment Bylaw. At its meeting of 2003 November 03, Council gave Second Reading to the Amendment Bylaw and requested a staff report on the comments made at the Public Hearing in relation to the Amendment Bylaw.

The City Clerk has provided staff with a record of the Public Hearing discussion of the subject rezoning. The following responds to comments raised at the Public Hearing.

**2.0 RESPONSE TO PUBLIC HEARING COMMENTS**

**2.1 *Public Hearing Comments***

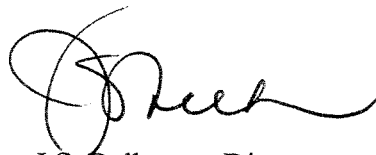
*Mr. Randall Olafson and Mr. Brian Williams, representing Terra Copia Estates, the owner of 5389 Byrne Road, appeared at the Public Hearing to express opposition to the proposed text amendment which would exclude retail building supply establishments as a permitted use from the M3 Heavy Industrial District. The property representatives indicated that they were unaware of the proposed Amendment Bylaw which would prevent the development of a large home improvement centre on the property at 5389 Byrne Road which is zoned to the M3 Heavy Industrial District.*

**2.2 Response**

With reference to the subject Amendment Bylaw, all statutory notification requirements were met for the introduction of the Amendment Bylaw at the Public Hearing.

In addition, in 2003 September, staff were in discussions with real estate agents representing the interests of the property owner of 5389 Byrne Road and a potential future user of the property regarding the possible re-development of the property under the prevailing M3 Heavy Industrial District for a big box retail use. Staff advised that the proposed use was contrary to the adopted Plan for the property. Following introduction of the subject Amendment Bylaw, staff re-contacted the offices of the agents to advise of the introduction of the Bylaw and the opportunity to speak at scheduled Public Hearing. A faxed copy of the Public Hearing information was also sent.

In closing, staff would note that the proposed amendment is consistent with established Council land use objectives for development of industrial lands within the City, and in particular, would assist in guiding the appropriate development of lands within the Byrne Road and Marine Way Commercial Precinct and the Lake City Business Centre plan areas. The text Amendment Bylaw would exclude retail building supply establishments from the M3 Heavy Industrial District. No existing retail building supply establishments in the City would be impacted by the proposed text amendment.



J.S. Belhouse, Director  
PLANNING AND BUILDING

LP/jc

cc: City Clerk  
City Solicitor