

1980 OCTOBER 21

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Tuesday, 1980 October 21 at 19:30 h.

PRESENT: Mayor D.M. Mercier, In the Chair
Alderman G.D. Ast
Alderman D.N. Brown
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman F.G. Randall
Alderman V.V. Stusiak

ABSENT: Alderman W.A. Lewarne

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. A.L. Parr, Director of Planning
Mr. P.D. Sanderson, Planner I
Mr. James Hudson, Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

The Public Hearing was called to order at 19:30 h.

1. FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE RM5 DISTRICT AS A GUIDELINE

Rezoning Reference #25/80

Lots 87 and 88, D.L. 2, Plan 57544

9625 and 9587 Manchester Drive - located north of Manchester Drive and east of Government Street.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of three residential high rise buildings containing 352 apartment units.

There were no submissions received in connection with this rezoning application.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN RANDALL:

"THAT this portion of the Public Hearing relating to Rezoning Reference #25/80 be now terminated."

CARRIED UNANIMOUSLY

2. FROM HEAVY INDUSTRIAL DISTRICT (M3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #27/80

Portion of Lot 80, D.L. 10, Plan 34201

3250 Production Way - located at the northeast corner of Production Way and Loughheed Highway.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of limited commercial and office facilities to serve the Lake City Industrial Park.

There were no submissions received in connection with this rezoning application.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN BROWN:

"THAT this portion of the Public Hearing relating to Rezoning Reference #27/80 be now terminated."

CARRIED UNANIMOUSLY

3. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #30/80

Lot 119, D.L. 32, Plan 39167

6175 Nelson Avenue - located on the west side of Nelson Avenue between Kingsway and Dover Street.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of an 11 storey 59 unit rental apartment building.

Mr. R.E. Free, 5821 Latta Street, Vancouver, B.C., then addressed the members of Council and advised that he was the owner of property located at 4909 Kingsway, which is situated approximately one block from the proposed development. Mr. Free advised that he endorses the use of the land for the intended purpose, but was concerned that the development may interfere with the extension of Hazel Street through to Nelson Avenue.

Mr. A.L. Parr, Director of Planning, advised the speaker that the proposed development would not interfere with the planned road extension.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

"THAT this portion of the Public Hearing relating to Rezoning Reference #30/80 be now terminated."

CARRIED UNANIMOUSLY

4. FROM PARK AND PUBLIC USE DISTRICT (P3) TO TRUCK GARDENING DISTRICT (A3)

Rezoning Reference #34/80

Portion of Lot 137, D.L. 157/163, Plan 45779, Portion of Lot 111 exc. Plans 40401 and 42708, D.L. 157/163, Plan 26519

4697 Marine Drive and 4677 Ingram Street - located on the south side of Marine Drive, immediately north of Ingram Avenue and west of Mandeville Avenue.

The intent of the proposed bylaw is to rezone the 0.4541 ha portion of the subject property to A3.

Mr. Henry J. Kuypers, 4746 Marine Drive, then addressed the members of Council and advised that he was in favour of the proposed rezoning application respecting the use of the land, but was not in favour of the proposed closure of Ingram Street, which is related to this rezoning application. Mr. Kuypers also expressed concern as to the rerouting of drainage water that will be necessary if the proposed development is permitted to proceed. The speaker also questioned whether access to the proposed development would be from the Nelson Avenue extension.

Mr. A.L. Parr, Director of Planning, advised that the access would, in fact, be from the Nelson Street extension.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BROWN:

"THAT this portion of the Public Hearing relating to Rezoning Reference #34/80 be now terminated."

CARRIED UNANIMOUSLY

5. FROM NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1) AND RESIDENTIAL DISTRICT (R1) TO RESIDENTIAL DISTRICT (R1)

Rezoning Reference #35/80

Lot "B" of "A", Block 1, D.L. 58, Plan 6239

3426 Piper Avenue - located on the east side of Piper Avenue between Government Street and Lougheed Highway.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of a residential subdivision in conjunction with adjoining properties which are currently zoned R1.

Mr. Ted Broekhuizen, 7991 Hunter Street, then addressed the members of Council and questioned as to whether an application had been received to develop the subject property. Mr. Broekhuizen's concern was with the proposed future connection of Westlake Street to Hunter Street. A portion of the subject property would be required for this road connection. Mr. Broekhuizen indicated that he was not in favour of the connection of Westlake Street to Hunter Street.

Mr. James E. Greenfield, 7797 Jensen Place, then addressed the members of Council and advised that he and his neighbours were somewhat confused respecting Section 3.2 of the Director of Planning's report regarding this rezoning application. The confusion surrounded the location of Charles Rummel Park. Mr. Greenfield also wished to know the approximate number of lots that were envisioned for the proposed subdivision. In closing, Mr. Greenfield wished to advise that he was in favour of the proposal.

Mr. A.L. Parr, Director of Planning, advised that the property considered to be Charles Rummel Park is substantially larger than the portion that has been currently developed.

There were no further submissions received in connection with this rezoning application.

MOVED BY ALDERMAN BROWN:
SECONDED BY ALDERMAN AST:

"THAT this portion of the Public Hearing relating to Rezoning Reference #35/80 be now terminated."

CARRIED UNANIMOUSLY

6. FROM GASOLINE SERVICE STATION DISTRICT (C6) TO RESIDENTIAL DISTRICT (R5)

Rezoning Reference #36/80

Lot 7, Block 37, D.L. 159, Plan 2585

6270 Rumble Street - located on the southwest corner of Gilley Avenue and Rumble Street.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the subdividing and building of one duplex and one single family dwelling.

There were no submissions received in connection with this rezoning application.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT this portion of the Public Hearing relating to Rezoning Reference #36/80 be now terminated."

CARRIED UNANIMOUSLY

7. FROM GASOLINE SERVICE STATION DISTRICT (C6) TO RESIDENTIAL DISTRICT (R5)

Rezoning Reference #37/80

D.L. 175, E $\frac{1}{2}$ of E $\frac{1}{2}$ of S.E. $\frac{1}{4}$, Lot 2, Exc. N. 66', Plan 3261

4095 Marine Drive - located at the northeast corner of Marine Drive and Patterson Avenue.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the building of single family or duplex accommodation.

Mr. Trevor Morris, 8174 Patterson Avenue, then addressed the members of Council and read from a prepared statement, the text of which is contained hereunder:

"I object strongly as do numerous other people who have signed the petition to the spot rezoning change proposed to R5 rather than R2. I have no objection to it being changed from C6 to R2, but to change it to R5 would, I feel, adversely affect our property by rezoning the single family characteristic of the neighbourhood.

The area is zoned R2 from Imperial to Marine and Boundary to 20th Avenue. A single family subdivision was recently made on Roseberry Avenue and excellent homes built there.

I submit that to change this corner to R5 for five duplexes would cause overcrowding of the corner in this area. In this age of the one and a half to two car family average, if five duplexes were built this would mean an additional 15 or more cars would be in the area for the residents alone. Where would they park? That is without people visiting the residents. There are no sidewalks on the west side of Patterson or the north side of Marine, plus this is a bus route with a bus stop on Marine right on top of the proposed area. The bus has difficulty in coming down Patterson on the west side as it is. This would mean that residents and visitors would, of necessity, have to park on the east side of Patterson, where the sidewalk is, as I am sure there would not be enough space for parking in the proposed five duplex area.

The corner of Marine and Patterson has an incidence of at least six car accidents per month, which I personally have seen on numerous occasions. This, of course, may change when the Marine Way/Boundary Road complex is completed.

Returning again to the subject of car parking, the winter will be soon with us again. I remember the time four years ago, 1976, a fine fall much as we are having now, and then in the winter the snow hit us. Returning home from work at six one morning I managed to slip down the hill as far as Rumble, gave it up, parked on Rumble and walked down the hill home. Later at nine had a six car pile-up in front of my house, the bus inching and waltzing around the cars piled up in front of my house, and myself and my neighbours trying to direct traffic around the pile-up. Needless to say, the buses were stopped, we managed to stop other traffic coming down the Avenue. At the time no residents were parked on the street. I shudder to think what it would have been like if cars had been parked on the street, which is what will happen if five duplexes are built on this site.

Mr. Morris then submitted a petition containing the signatures of eighty-two (82) area residents opposed to the rezoning application. The text of the petition read as follows:

"We, the undersigned, residents of Patterson Avenue, Marine Drive, Carson Street, Boxer Street and Roseberry Avenue object strongly to the proposed rezoning of D.L. 175, E $\frac{1}{2}$ of E $\frac{1}{2}$ of S.E. $\frac{1}{4}$ Lot 2, Exc. N. 66', Plan 3261 - 4095 Marine Drive, from Gasoline Service Station District (C6) to Residential District (R5).

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Our neighbourhood is zoned for Single Family Residential (R2) construction from Marine Drive to Rumble Street, and from Greenall Avenue to Sussex Street.

We strongly submit that the spot rezoning which is proposed would adversely affect our properties by intruding upon the single family character of this neighbourhood."

Mr. Greg Brevern, 4037 Southeast Marine Drive, then addressed the members of Council and advised that he resided adjacent to the subject property and was opposed to the rezoning of the property to allow duplex construction. The neighbourhood is currently made up of single family dwellings and the speaker felt that it should continue to remain so.

A letter was received from Mr. Vern Delgatty and Mrs. Bev Delgatty in which they expressed concern that the planned duplexes will have absentee owners and the rental units will not be in keeping with neighbourhood plans. The writers felt that the area would be most suitable for single family dwellings, parks or serviced roadways.

A letter was received from the developer, Farwest Developments Ltd., 204-1046 Austin Avenue, Coquitlam, B.C., enclosing architectural drawings of strata title duplexes which are shown to blend into existing neighbourhood homes. The writer advised that the units are constructed in such a manner that there is a setback within each duplex building. The developer proposed to use wood siding with earth tone colours in order to blend in with the natural surroundings.

No further submissions were received in connection with this rezoning application.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN AST:

"THAT this portion of the Public Hearing relating to Rezoning Reference #37/80 be now terminated."

CARRIED UNANIMOUSLY

8. FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE GENERAL COMMERCIAL DISTRICT (C3) AND A MAXIMUM 2.5 FLOOR AREA RATIO AS A GUIDELINE

Rezoning Reference #38/80

Lots 18, 19 exc. N. 16 feet, and 20, Block 30, D.L. 152, Plan 1520

5066 Kingsway - located at the southeast corner of Kingsway and Marlborough Avenue.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of a two storey building to accommodate retail and office uses.

There were no submissions received in connection with this rezoning application.

MOVED BY ALDERMAN AST:
SECONDED BY ALDERMAN BROWN:

"THAT this portion of the Public Hearing relating to Rezoning Reference #38/80 be now terminated."

CARRIED UNANIMOUSLY

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9. FROM RESIDENTIAL DISTRICT (R5) TO PARK AND PUBLIC USE DISTRICT (P3)

Rezoning Reference #39/80

Lots A & B, Block 4, S.D. 1, D.L. 116, Plan 19144 and adjacent 20 m MacDonal Avenue road allowance.

624 and 630 MacDonal Avenue and adjacent 20 m MacDonal Avenue road allowance - located at the northeast corner of MacDonal Avenue and Georgia Street.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of a mini-park in the Willingdon Heights Neighbourhood Improvement Program.

There were no submissions received in connection with this rezoning application.

MOVED BY ALDERMAN AST:

SECONDED BY ALDERMAN STUSIAK:

"THAT this portion of the Public Hearing relating to Rezoning Reference #39/80 be now terminated."

CARRIED UNANIMOUSLY

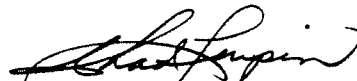
The Public Hearing terminated at 19:55 h.

Confirmed:

Certified Correct:



MAYOR



MUNICIPAL CLERK'S ASSISTANT

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BY-LAW AMENDMENTS

PUBLIC HEARING

The Council of The Corporation of the District of Burnaby hereby gives notice that it will hold a Public Hearing on

TUESDAY, 1980 OCTOBER 21 at 19:30 h

in the Municipal Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2 to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

1. FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE RM5 DISTRICT AS A GUIDELINE
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 35, 1980" - BY-LAW NO. 7559
Rezoning Reference #25/80
Lots 87 and 88, D.L. 2, Plan 57544
9625 and 9587 Manchester Drive - located north of Manchester Drive and east of Government Street.
The intent of the proposed by-law is to rezone the lands herein described in order to permit the development of three residential high rise buildings containing 352 apartment units.
2. FROM HEAVY INDUSTRIAL DISTRICT (M3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 36, 1980" - BY-LAW NO. 7560
Rezoning Reference #27/80
Portion of Lot 80, D.L. 10, Plan 34201
3250 Production Way - located at the northeast corner of Production Way and Lougheed Highway.
The intent of the proposed by-law is to rezone the land herein described in order to permit the development of limited commercial and office facilities to serve the Lake City Industrial Park.
3. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 37, 1980" - BY-LAW NO. 7561
Rezoning Reference #30/80
Lot 119, D.L. 32, Plan 39167
6175 Nelson Avenue - located on the west side of Nelson Avenue between Kingsway and Dow Street.
The intent of the proposed by-law is to rezone the land herein described in order to permit the development of an 11 storey 59 unit rental apartment building.
4. FROM PARK AND PUBLIC USE DISTRICT (P3) TO TRUCK GARDENING DISTRICT (A3)
"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 38, 1980" - BY-LAW NO. 7562
Rezoning Reference #34/80
Portion of Lot 137, D.L. 157/163, Plan 45779, Portion of Lot 111 exc. Plans 40401 and 42703, D.L. 157/163, Plan 26519

4697 Marine Drive and 4677 Ingram Street - located on the south side of Marine Drive, immediately north of Ingram Avenue and west of Mandeville Avenue.

The intent of the proposed by-law is to rezone the 0.4541 ha portion of the subject property to A3.

5. FROM NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1) AND RESIDENTIAL DISTRICT (R1) TO RESIDENTIAL DISTRICT (R1)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 39, 1980" - BY-LAW NO. 7563

Rezoning Reference #35/80

Lot "B" of "A", Block 1, D.L. 58, Plan 6239

3426 Piper Avenue - located on the east side of Piper Avenue between Government Street and Lougheed Highway.

The intent of the proposed by-law is to rezone the land herein described in order to permit the development of a residential subdivision in conjunction with adjoining properties which are currently zoned R1.

6. FROM GASOLINE SERVICE STATION DISTRICT (C6) TO RESIDENTIAL DISTRICT (R5)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 40, 1980" - BY-LAW NO. 7564

Rezoning Reference #36/80

Lot 7, Block 37, D.L. 159, Plan 2585

6270 Rumble Street - located on the southwest corner of Gilley Avenue and Rumble Street.

The intent of the proposed by-law is to rezone the land herein described in order to permit the subdividing and building of one duplex and one single family dwelling.

7. FROM GASOLINE SERVICE STATION DISTRICT (C6) TO RESIDENTIAL DISTRICT (R5)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 41, 1980" - BY-LAW NO. 7565

Rezoning Reference #37/80

D.L. 175, E $\frac{1}{2}$ of E $\frac{1}{2}$ of S.E. $\frac{1}{4}$, Lot 2, Exc. N. 66', Plan 3261

4095 Marine Drive - located at the northeast corner of Marine Drive and Patterson Avenue.

The intent of the proposed by-law is to rezone the land herein described in order to permit the building of single family or duplex accommodation.

8. FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), UTILIZING THE GENERAL COMMERCIAL DISTRICT (C3) AND A MAXIMUM 2.5 FLOOR AREA RATIO AS A GUIDELINE

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 42, 1980" - BY-LAW NO. 7566

Rezoning Reference #38/80

Lots 18, 19 exc. N. 16 feet, and 20, Block 30, D.L. 152, Plan 1520

5066 Kingsway - located at the southeast corner of Kingsway and Marlborough Avenue.

The intent of the proposed by-law is to rezone the land herein described in order to permit the development of a two-storey building to accommodate retail and office uses.

9. FROM RESIDENTIAL DISTRICT (R5) TO PARK AND PUBLIC USE DISTRICT (P3)
"BURNABY ZONING BY-LAW 1965, AMENDMENT
BY-LAW NO. 43, 1980" - BY-LAW NO. 7567

Rezoning Reference #39/80

Lots A & B, Block 4, S.D. 1, D.L. 116, Plan 19144 and adjacent 20 m MacDonald Avenue road allowance.

624 and 630 MacDonald Avenue and adjacent 20 m MacDonald Avenue road allowance - located at the northeast corner of MacDonald Avenue and Georgia Street.

The intent of the proposed by-law is to rezone the lands herein described in order to permit the development of a mini-park in the Willingdon Heights Neighbourhood Improvement Program.

All persons who deem their interest in property affected by the proposed by-laws and wish to register an opinion may appear in person, by attorney or by petition at the said Hearing.

A copy of the proposed by-laws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1980 September 26 at 12:00 h to Tuesday, 1980 October 21.

James Hudson
MUNICIPAL CLERK

1980 OCTOBER 21

A Public Hearing was held in the James Cowan Theatre, 6450 Gilpin Street, Burnaby, B.C., on Tuesday, 1980 October 21 at 21:30 h.

PRESENT: Mayor D.M. Mercier, In the Chair
Alderman G.D. Ast
Alderman D.N. Brown
Alderman D.P. Drummond
Alderman D.A. Lawson
Alderman F.G. Randall
Alderman V.V. Stusiak

ABSENT: Alderman A.H. Emmott
Alderman W.A. Lewarne

STAFF: Mr. A.L. Parr, Director of Planning
Mr. K.K. Ito, Current Planner
Mr. P.D. Sanderson, Planner I
Mr. James Hudson, Municipal Clerk
Mr. B.D. Leche, Deputy Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

The Public Hearing was called to order at 21:30 h.

1. FROM REGIONAL INSTITUTIONAL DISTRICT (P6) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #9/80

The land affected by the rezoning is described as that portion of Lot 145 of District Lots 31, 101, 102, 141, 144, 147, 209, 210, 211, 212, 213 and 214, Group 1, Plan 27774, New Westminster District, containing 30.01 hectares, more or less, more particularly described in the schedule annexed to the proposed bylaw, and is a part of the Simon Fraser University lands situated on the south slope of Burnaby Mountain and south of the existing University buildings.

The intent of the proposed bylaw is to rezone the land herein described to Comprehensive Development District (CD) in order to permit a research and development park thereon; and to designate the said land as a development permit area and require the owner before commencing any development within the said area to obtain a development permit subject to the requirements of Section 717(2) of the Municipal Act.

Mr. John H. Borden, 6552 Carnegie Street, then addressed the members of Council and advised that he was a member of the faculty of the Biology Department at Simon Fraser University. Mr. Borden read an open letter to Simon Fraser University, Discovery Parks Incorporated, and the Municipality of Burnaby, co-signed by himself and a fellow professor, who like Mr. Borden, has been a long-time resident of Burnaby and is currently a member of the faculty of the Biology Department at Simon Fraser University. The text of this letter is contained hereunder:

"The development of a research park on the campus of Simon Fraser University will help to close the gap between the university and the society which created it. It will expose participating industries and government institutions to the research expertise of the university and to its resources and services. It will subject them to the youth of the province, replete with their idealism, energy and provocative ideas that test established traditions and induce technological development and social change. For the university, the research park will help to disclose the research needs of industry and government so that there will be an opportunity to make the results of research more immediately useful. It will also provide a place of employment and practical learning for many of its students. A healthy collaboration and exchange of ideas and services should develop.

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There will be no threat to the academic freedom or integrity of either faculty or students of the university. They will participate in collaborative efforts on a voluntary basis, as many already do at present. Some have suggested that there is a danger of undesirable types of industrial research being conducted in the research park. If there is such a danger, it is far less severe on a university campus than at any other location.

The reasons for this lessened danger are the student and faculty "watchdogs" who populate a university, and who, as has been repeatedly demonstrated, are ever vigilant for legal transgressions and violations of moral principles. Any industry venturing onto a campus must watch its step.

The proposed research park at SFU is in the right place. It will not be on precious agricultural land. Rather, it will be on an ecologically disturbed area, that is already under development. This area is surrounded by preferred and diverse residential communities with superior social services, is on major transportation routes, and is within easy reach of many urban and wildland parks and reserves.

Therefore, we support the establishment of a research park on the SFU campus, and encourage the University, the Municipality of Burnaby and Discovery Parks Incorporated to do all in their power to promote its development."

Mr. Borden then submitted a petition signed by one hundred and thirty-nine (139) members and students of the Faculty of Science at Simon Fraser University, the text of which is contained hereunder:

"We, the undersigned faculty and students of the Faculty of Science at Simon Fraser University, support the establishment of a research park on our campus, and encourage the University, the Municipality of Burnaby and Discovery Parks Incorporated to do all in their power to promote its development."

Eileen Dailly, 6785 Napier Street, and Member of the Legislative Assembly of the Province of British Columbia representing the Burnaby North Area, then addressed the members of Council and requested a moratorium be placed on the proposed research park developments until such time as the effect of these developments upon the health and safety of Burnaby residents can be determined. The speaker stated that it was imperative that Council obtain representation on a permanent committee to Discovery Parks.

Mr. Lawrence R. Hale, 5845 Gilpin Street, then addressed the members of Council and advised that he was a student member on the Senate at Simon Fraser University and in addition worked as a taxi driver within the municipality. Mr. Hale advised that in taking an unofficial survey among passengers he transports throughout the municipality he was able to determine that many people are unaware of the proposed research parks. Mr. Hale also advised that a majority of the people have no idea of the type of work that is carried on within a research park. The speaker requested that Council stop the research parks from proceeding until such time as the people of Burnaby can be made aware of what a research park is and what type of research is carried on in such a facility.

Carolyn A. Knight, 4571 Brentlawn Drive, then addressed the members of Council and advised that she had spent the greater part of last weekend circulating pamphlets to people throughout the Brentwood Shopping Centre and discovered that a vast majority of the people did not know of the upcoming Public Hearing to discuss the research park developments, nor did the people know the function or purpose of a research park. The speaker was also critical of the notification provided Burnaby residents regarding tonight's hearing, as well as the time selected for the commencement of the hearing.

William J. Thomas, 6282 Grant Street, then addressed the members of Council and advised that he was very concerned with the effect the research development parks would have on his children respecting possible pollution and occupation of future parkland. Mr. Thomas requested that the developments be stopped until such time as it can be determined what effect such will have on the children of Burnaby.

William Goodacre, #703, Louis Riel House, Simon Fraser University, then addressed the members of Council and advised that he was the President of the Simon Fraser Student Council. Mr. Goodacre referred to a brief presented to Council at the original Public Hearing concerning this matter held on 1980 May 13, at which the Simon Fraser Student Society outlined their concerns regarding the proposed research park development. Mr. Goodacre stated that aside from the legal considerations brought forward in the brief the objections have not changed as the University and the developer have seen no need to modify their proposal as a result of such objections. The speaker stated there has not yet been a complete environmental impact study completed, no proper economic impact study, and no research into the risks that may be inherent with the development. Mr. Goodacre then read from the original brief presented to Council on 1980 May 13 and requested a further postponement with respect to the construction of the research park. In addition, the speaker requested that the Municipal Solicitor provide an opinion as to whether the Burnaby Municipal Council does, in fact, have the right to rezone the property that was originally zoned for university purposes only. The speaker then questioned the validity of the petition submitted by an earlier speaker in support of the research park.

Dr. Klaus E. Rieckhoff, 212 Newdale Court, North Vancouver, then addressed the members of Council and advised that he was a faculty member in the Physics Department at Simon Fraser University. Dr. Rieckhoff is also a member of the Board of Governors elected by the faculty. The speaker urged Council to permit the rezoning to proceed as the present land use on Burnaby Mountain for a university includes implicitly the use of research labs associated with the university and in particular, the Faculty of Science. At present Simon Fraser University has chemistry research laboratories, physics research laboratories and all other laboratories that are, in fact, being talked about as proposed occupiers of the Discovery Parks research park. The only difference is that the university laboratories are controlled and operated by the university faculty and students, whereas the Discovery Parks research laboratories will be controlled by private industry. The financing of the laboratories is currently done through the usual university financial arrangements and if the university were to choose to expand its science faculty the talked about activities could, in fact, be carried out in the subject area now contemplated for the Discovery Parks development. The rezoning is only required because the financial control will be done through the particular firms that are established as tenants of the Discovery Parks development. The speaker stated that in reading the list of proposed activities for the research park he could not note in one instance where such an activity may not be carried on within the university laboratories at present. Dr. Rieckhoff also stated that many of the students that he has helped to educate have been forced to find employment in the United States as there were no opportunities for them to remain in Canada. The research park development will allow graduate students to find employment within their own country.

In response to a question from Council, Dr. Rieckhoff advised that subject to general regulations, federal, provincial and municipal, pertaining to particular types of experimentation and fire and safety regulations, there is no control placed on the type of activities that are conducted within the university laboratories. Dr. Rieckhoff stated that if he chose to conduct an experiment in his laboratory he did not have to obtain permission, nor submit details of the experiment to anyone. The speaker indicated that the research within the university is uncontrolled and based on his experience, finds that private industry research is subject to far greater controls than those placed upon research within educational establishments.

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Keith Hobson, 3965 Cambridge Street, then addressed the members of Council and advised that in his opinion all facts have not been adequately considered respecting the proposed development. Mr. Hobson's major concern was with the lack of a proper study to determine the impact on the environment of the mountain in total should this development be permitted to proceed. The speaker requested that Council pursue the matter of a true environmental impact statement respecting this project and to further consider the overall recreational needs of the people within the community.

Dean Lamont, 6158 Denbigh Avenue, then addressed the members of Council and advised that he was concerned with the speed in which an area can be rezoned. The speaker felt that once an area was zoned a certain way it should remain that way for a significant period of time. Mr. Lamont was concerned with possible future rezoning of the conservation area around Burnaby Mountain.

April A. Page, 7579 - 18th Avenue, then addressed the members of Council and advised that she had a petition for presentation to Council. Miss Page was concerned with the lack of a proper environmental impact study and also wished to know who would be the real benefactors of the construction of the research parks. The speaker advised that she was only able to obtain vague answers when making enquiries regarding this matter. Miss Page also felt that the construction of the research parks would have an effect on the academic freedom of the students at the education centres adjacent to the parks.

Miss Page presented a petition to Council, the text of which is contained hereunder:

"We, the undersigned, respectfully request a moratorium on any further construction of Burnaby research parks until such time as a full public enquiry is held and a proper environmental impact study is done."

The petition was signed by one hundred and eighty-six (186) individuals, of which one hundred and twenty (120) were residents of Burnaby.

Loyle N. Johnson, 7628 Second Street, then addressed the members of Council and advised that he was the President of the Burnaby Residents Joint Council. Mr. Johnson advised that at the time of the first hearing dealing with this matter on 1980 May 13 the Burnaby Residents Joint Council had submitted a brief in which questions were asked respecting the disposal of nuclear waste and the impact the developments would have on the road patterns. These matters are still of concern to the Burnaby Residents Joint Council. Mr. Johnson also was concerned with the fact that should Simon Fraser continue to experience rapid growth, will there be room for further expansion of the university once this development is permitted?

Albert E. Curzon, 1735 South Ellesmere Avenue, then addressed the members of Council and advised that he was a professor in the Physics Department at Simon Fraser University. Mr. Curzon stated that he was strongly in favour of this proposal as it will create employment for graduate students and assist Canada in maintaining its status in the economic world.

Gordon B. Swan, 5510 Forest Street, then addressed the members of Council and advised that he was a student representative on the Board of Directors at Simon Fraser University. Mr. Swan advised that he had taken a survey among two thousand students at Simon Fraser University based on the question - Are you in favour of Simon Fraser University developing a research park per Discovery Parks Incorporated? The results of Mr. Swan's survey indicated that one thousand students did not care one way or the other, seven hundred students were in favour of the development and the remaining three hundred students were opposed to the development. The speaker also indicated that the type of research that will be carried on at the research park will create less air pollution than is currently being emitted into the air around Burnaby from other industrial developments.

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Marty Lund, #110 - 1910 West 6th Avenue, Vancouver, B.C. then addressed the members of Council and advised he was a member of the U.B.C. Student Council and the University Senate and, in addition, was the Chairman of the Research Park Committee of the Student Council. Mr. Lund advised that he was concerned with the lack of public information available regarding research parks and the lack of control over the type of research that is carried on in such facilities.

Leigh H. Palmer, 5075 Deer Lake Avenue, then addressed the members of Council and advised that he has worked in both industrial and university research facilities and is currently a member of the Physics Department Faculty at Simon Fraser University. Mr. Palmer stated that he would be pleased and proud if Burnaby, by establishing these research parks, can attract the high quality research facilities that will greatly compliment the resources based industry that is presently the most important in the province.

Arthur L. Kruckeberg, 4675 West 6th Avenue, Vancouver, then addressed the members of Council and advised that he was a U.B.C. science undergraduate and President of the "Environmental Interest Group" in the AMS Club. Mr. Kruckeberg was concerned with the effect that the research parks would have on private and public transportation as adjustments would have to be made for the increase in people driving to and from the university campuses as a result of the construction of the research parks.

Kenneth Isbister, 4323 Pine Street, then addressed the members of Council and requested that the portion of the Public Hearing relating to the B.C.I.T. site be rescheduled to another night as it was getting late in the evening and many people in attendance are directly affected by the proposed research park that will be located adjacent to Willingdon Avenue.

Barbara Gudmundson, c/o 7729 - 16th Avenue, then addressed the members of Council and advised that the housing problems that will be created by locating the two proposed research parks within Burnaby should be investigated before the developments proceed. Ms. Gudmundson was also concerned with the volume of research that will be carried out if the facilities are permitted to be built.

Dr. Ray Parkinson, 2475 Yew Street, Vancouver, then addressed the members of Council and advised that he was the Chairman of the Board of Governors of Simon Fraser University. Dr. Parkinson stated that the land in question is already within the domain of the university and as such the university has a fairly free reign with respect to which direction it goes in developing such land, but as good corporate citizens it behooves the Board of Directors and the university to work with the municipality in order to meet the needs of the community and its citizens. The speaker also stated that the university has entered into a lease with Discovery Parks Incorporated, but only after fully considering all the risk factors that have been mentioned at tonight's hearing. In closing, Dr. Parkinson urged Council to endorse the rezoning application as it is of extreme importance to the university for this development to proceed.

Richard C. Moore, #204 - 726 5th Avenue, New Westminster, then addressed the members of Council and requested the answer to two questions. Mr. Moore asked why the proposed site was so large and what is the intent of the use of the land? Mr. Moore requested that someone representing Discovery Parks Incorporated provide an answer to his questions.

His Worship, Mayor Mercier, advised Mr. Moore of the use restrictions pursuant to the bylaw.

Michele Pujol, 425 Louis Riel House, Simon Fraser University, then addressed the members of Council and advised she was a post-graduate student in economics and an employee at Simon Fraser University. Miss Pujol was concerned that the size of the land required for the research park would inhibit future development of the university. The speaker stated that the university has continued to grow at a rapid pace since its inception and if the land is taken away for a research park it will prevent future expansion of the university during the coming years.

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANDALL:

"THAT this portion of the Public Hearing relating to Rezoning Reference #9/80 be now adjourned."

CARRIED

OPPOSED: ALDERMAN DRUMMOND

The Public Hearing adjourned at 23:15 h.

The Public Hearing reconvened at 00:20 h on 1980 October 22.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

"THAT this portion of the Public Hearing relating to Rezoning Reference #9/80 be now reconvened."

CARRIED UNANIMOUSLY

David M. Brousson, 1370 Crestwell Avenue, West Vancouver, then addressed the members of Council and advised that he was a Director of Discovery Parks Incorporated. Mr. Brousson advised Council that the Discovery Foundation has been established to pursue the advancement of scientific, technological, industrial and management research skills in British Columbia. The Foundation will provide facilities and other support for scientific research and development. It will work towards broadening and strengthening the economic base of the province, thus creating new employment opportunities for the province's young people. In addition, Mr. Brousson provided details with respect to the density of the development and the overall plans for the site. Mr. Brousson also advised that virtually all the parking will be located underground on the site.

Mr. Brousson stated that he is prepared to recommend to the Board of Discovery Parks Incorporated that an Advisory Committee be established, made up of area residents and students who would serve in an advisory capacity to the Board.

Dr. Manohar Singh, 1601 Ellesmere Avenue, then addressed the members of Council and advised that he was a member of the Faculty at Simon Fraser University. Dr. Singh wished to advise Council that he was in support of the location of the proposed research park at Simon Fraser University. Though Dr. Singh advised that he teaches mathematics he is well aware that the four Science Faculties at the university have been conducting research in the laboratories that will be no different than that to be carried on at the Discovery Parks location. The speaker advised that he was unaware of anybody who has been conducting any research in the university laboratories being exposed to hazardous materials. Dr. Singh was of the opinion that the controls as specified in the lease were very extensive and perhaps a little too stringent.

Elisabeth Buchli, 7597 Newcombe Street, then addressed the members of Council and advised that her main concern was with the impact the research park would have on the traffic and road patterns within the community.

Bruce P. Clayman, 2957 Pasture Circle, Port Coquitlam, then addressed the members of Council and advised that he was the Acting Dean of Science at Simon Fraser University. Mr. Clayman stated that there would be more than adequate controls on the research that would be conducted at the research park and strongly recommended that Council approve the rezoning application.

Dr. George Peterson, President's Residence, Simon Fraser University, then addressed the members of Council and advised Council of the reasons and advantages of why an institution such as Simon Fraser University should become involved with a research park facility. Dr. Peterson advised

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that Canada, as a nation, is very much behind in terms of its research and development activities and all three major federal parties are very much committed to increasing the percentage of the gross national product in this area. The university as an institution see its involvement in this research park as adding or assisting in the general direction of increasing the gross national product. Dr. Peterson also advised that the university, as an institution, does not want to see itself isolated from the community that supports it and wishes to provide its resources to the community at large. The speaker urged Council to pass the necessary bylaw in order that the research park development may proceed.

Robert Clark, Campbell River, B.C., then addressed the members of Council and advised that he was very concerned as to what was going to happen with the deer population that currently inhabits the forests located on Burnaby Mountain. Mr. Clark felt that if this project was to proceed the deer population would be lost.

William L. Fedewa, 6896 Kitchener Street, then addressed the members of Council and advised that he was aware that industrial research was highly confidential and that the Burnaby inspectors may not be permitted into the research laboratories. Mr. Fedewa felt that it was imperative that the activities of the research parks be stringently monitored.

Dr. A. Oehlschlager, R.R.#1, Bidwell Bay, B.C., then addressed the members of Council and advised that he was a chemist at Simon Fraser University and he was assured that the research that will be conducted within the research park would be subject to all safety regulations and that precautions would be taken by the people in the laboratories and the inspectors in order to ensure that all applicable laws will be both obeyed and enforced.

Clark Roberts, 4868 Rowan Avenue, then addressed the members of Council and advised that there was no other opportunity for any of the public to air their concerns and though this Public Hearing has provided this opportunity he was still very concerned over the fact that although the people keep receiving assurances respecting the type of research that will be carried out there are as yet no tight controls placed on this research. Mr. Roberts indicated that the lease was for a seventy-five year period, which is an extremely long length of time and he felt that there should be some form of citizen or watchdog control over the type of research that will be conducted.

Carol A. Jones, 6131 Buckingham Drive, then addressed the members of Council and questioned as to why it was necessary to have two research parks within Burnaby. Mrs. Jones felt that one research park was enough for this community.

His Worship, Mayor Mercier, advised the meeting that "Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 34, 1980", Bylaw No. 7558, was available for inspection at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1980 September 26 at 12:00 h to Tuesday, 1980 October 21 and also at the meeting this evening.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN BROWN:

"THAT this portion of the Public Hearing relating to Rezoning Reference #9/80 be now terminated."

CARRIED

OPPOSED: ALDERMAN DRUMMOND

2. FROM REGIONAL INSTITUTIONAL DISTRICT (P6) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #42/80

The land affected by the rezoning is described as Lots 11, 12, 13 and 14, District Lots 71 and 72, Group 1, Plan 59477, New Westminster District and is known as 3715 Gilmore Diversion and 4330, 4383 and 4460 Sanderson Way and is located west of Willingdon Avenue, south of Canada Way and north of Moscrop Street.

The intent of the proposed bylaw is to rezone the land described to Comprehensive Development District (CD) in order to permit a research and development park thereon; and to designate the said land as a development permit area and require the owner, before commencing any development within the said area, to obtain a development permit subject to the requirements of Section 717(2) of the Municipal Act. The proposed bylaw is also intended to correct any procedural deficiencies which have been alleged in respect of the existing CD zoning and to ensure full legal compliance of the proposed CD zoning by repealing Bylaw 7496 or by rezoning the said land from P6 to CD if Bylaw 7496 is held to be invalid.

His Worship, Mayor Mercier, read the following statement to those in attendance at tonight's hearing prior to the hearing of representations from the public respecting this rezoning application:

"This bylaw rezones the Discovery Parks Incorporated - Willingdon Site and is the subject of this Public Hearing tonight here in the James Cowan Centre.

At the outset of this Public Hearing on Bylaw No. 7568, I would like to make it clear to those attending that the previous bylaw rezoning this site, No. 7496, "Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 1980", is presently being challenged in the Supreme Court. It is submitted by the petitioner in that proceeding that the bylaw should be quashed because of certain alleged procedural deficiencies. In the event that Bylaw No. 7496 is quashed, this Bylaw No. 7568, which is intended to correct the alleged deficiencies by Bylaw No. 7496, is being considered by Council.

Bylaw No. 7568 also provides for the re-alignment of Sanderson Way and this re-alignment would require an amendment to Bylaw No. 7496 in any event."

Clark Roberts, 4868 Rowan Avenue, then addressed the members of Council and advised that he was appalled at the size, speed, magnitude and the total lack of controls involved in the research park as it is proposed for the British Columbia Institute of Technology.

Mr. Roberts questioned whether or not the municipality had the capability to enforce the bylaw that specifies the uses that will be permitted at the research park facility. Mr. Roberts also questioned as to how the permitted uses list may be altered.

His Worship, Mayor Mercier, advised that any proposed change in the use of the land must be the subject of a public hearing.

Mr. A.L. Parr, Director of Planning, advised that a use may be permitted through the development permit process only if it is similar in intent and character to the use as described in the bylaw, otherwise any proposed change in use would require a further public hearing.

James Lorimer, Member of the Legislative Assembly of the Province of British Columbia for Burnaby-Willingdon, then addressed the members of Council and advised that he was certainly not opposed to research, but did not wish to see it tied so closely to the province's universities and the British Columbia Institute of Technology. Mr. Lorimer felt that the development of the research parks will have a detrimental effect on the academic freedom of the universities and institutes of technology.

Mr. Lorimer also suggested that the municipality does not have the expertise to control and determine the safety of the research that may be carried out within the research parks. The speaker also felt the Board of Directors of Discovery Parks Incorporated, as part-time Directors, did not have the expertise to control the research. In addition, Mr. Lorimer advised that he had been in contact with Dr. Patrick McGeer, and the Minister indicated that he would be more than happy to have mainly the semi-circular streets within the complex as shown on the plans with access to Willingdon and has no interest in the proposed access or egress road connecting the facility to either Kincaid Street or Carlton Street. Mr. Lorimer indicated that the proposed Kincaid extension would create a tremendous amount of traffic through a residential area that has existed in the community for many, many years.

Gordon Sears, 6331 McKay Avenue, then addressed the members of Council and advised that he was the Vice-President of Public Relations for the British Columbia Institute of Technology Student Association. Mr. Sears advised that the Association adopted the following motion respecting this matter:

"We, the students of B.C.I.T., after examining the concerns of many groups for and against Discovery Parks Incorporated, support the concept of Discovery Parks Incorporated and the immediate development of this concept. We also recommend that the Board of Discovery Foundation Trustees be expanded to include a student representative."

Carolyn A. Knight, 4571 Brentlawn Drive, then addressed the members of Council and advised that she opposed the use of this property for the purpose intended. Mrs. Knight felt that this was a very poor location for a research facility.

George H.F. McLean, 4379 Darwin Avenue, then addressed the members of Council and advised that he supported the comments as presented by a previous speaker, Mr. James Lorimer. In addition, Mr. McLean advised Council that many of the people who had to leave the hearing tonight because of the extended time were most concerned with the proposed Kincaid extension and wished to see Kincaid Street cul-de-sac so as to prevent traffic from leaving the research park facility and proceeding into the residential area. The speaker mentioned that one of the other concerns of the people living in the area is the landscape buffer proposed for the buildings that will be adjacent to Spruce Street. Mr. McLean suggested that a review be made regarding the four buildings adjacent to Spruce Street with the purpose of increasing the buffer zone and locating the buildings further away from the residential properties.

Lorraine A. Meltzer, 4025 Spruce Street, then addressed the members of Council and questioned the purpose of tonight's hearing. Miss Meltzer could not understand if the original bylaw was being challenged in the courts why construction was proceeding on the site. The speaker also questioned whether the province really requires four research parks at this time.

William L. Fedewa, 6896 Kitchener Street, then addressed the members of Council and advised that he was concerned regarding the start of construction on the site.

Mr. A.L. Parr, Director of Planning, advised that the developer is within his legal rights to proceed as though the original bylaw currently being challenged in the courts is valid.

His Worship, Mayor Mercier, then advised that if the bylaw that is the subject of tonight's public hearing is defeated then it will be the developer that will bear the financial loss, not the municipality.

Gordon Thom, 4003 West 37th Avenue, Vancouver, then addressed the members of Council and advised that he was the President of British Institute of Technology. Mr. Thom advised that this matter has had much discussion at B.C.I.T., including many meetings with both the students and faculty.

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The inadequate laboratory facilities at B.C.I.T. now are presenting a problem which will be overcome with the development of the Discovery Parks research park. Mr. Thom advised that it will give the students an opportunity to work in excellent laboratory facilities and the development of the research park will greatly benefit B.C.I.T. The speaker advised that in his opinion this is one way that the educational facilities can make use of other resources in order to keep educational costs to the taxpayers at a reasonable level. Mr. Thom advised that he was very much in support of the development of the research park facilities.

David M. Brousson, 1370 Crestwell Avenue, West Vancouver, then addressed the members of Council and advised that he was the Dean of Continuing Education and Industry Services at B.C.I.T., a member of the Board of Trustees of the Discovery Foundation, and the Chairman of Discovery Parks Incorporated. Mr. Brousson read a letter to the members of Council from the B.C.I.T. Staff Society which was in support of the development of the Discovery Park research and development park.

Ernest Y. Maitland, 4450 Halley Avenue, then addressed the members of Council and advised that he was an employee at B.C.I.T. and felt that not enough information has filtered down to the staff regarding the research park facility. Mr. Maitland, as a resident of Burnaby, is concerned with what is going to go into the park and as a Transportation Economist stated that the road system is a disaster and the parking is worse.

William Popowich, 4336 Carleton Street, then addressed the members of Council and advised he was very concerned with the proposed road from Carleton Avenue through to Canada Way and Kincaid.

His Worship, Mayor Mercier, advised the speaker that Council had concerns regarding this matter as well and it will be the subject of further investigation.

Mr. Popowich then advised that we should safeguard the concept of a research park, but also safeguard the environment in which such a research facility will be placed.

Loyle N. Johnson, 7628 Second Street, then addressed the members of Council and advised that he objected to people in outlying areas coming into this hearing and telling the residents what is good for Burnaby.

Gilbert P. Porter, 4080 Kincaid Street, then addressed the members of Council and advised that he objected to the notification provided and the fact that people from outlying areas and students were occupying a great deal of time at tonight's hearing at the expense of the area residents. Mr. Porter was also concerned with the fact that construction was proceeding even though the original bylaw was before the courts.

Rosemary Brown, 4750 Belmont Avenue, Member of the Legislative Assembly for the Province of British Columbia for Burnaby-Edmonds, then addressed the members of Council and questioned whether an impact study had been conducted in order to determine what effect this research park would have on the Maples Mental Health Centre. Ms. Brown was most concerned with the fact that there will be a great increase in the noise and traffic pollution around the Mental Health facility.

Elisabeth C. Colpitts, 4334 Halley Avenue, then addressed the members of Council and advised that she is in opposition to the rezoning application to rezone the site adjacent to B.C.I.T. in order to construct a research park facility. Mrs. Colpitts indicated that she did not believe there were adequate controls to regulate the research that may be conducted within the facility, nor is she convinced that there will not be a health hazard to the residents of the area. The speaker also felt that the increased traffic would create a substantial problem for the area. Mrs. Colpitts also advised that the petition turned in earlier in the hearing requesting a moratorium be placed on the research park facilities was signed by a great number of residents located in close proximity to the B.C.I.T. site, even though the petition was submitted during the portion of the hearing relating to the Simon Fraser University site. The speaker

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also stated that she favoured controls by a permanent public board that would have veto power regarding the prospective tenants of the park.

William R. Jackson, 4488 Darwin Avenue, then addressed the members of Council and advised that he was concerned with the Kincaid Street access and whether or not the facility will have adequate parking. Mr. Jackson also questioned why this type of facility could not be located in an industrial area such as Byrne Road.

William Goodacre, #703, Louis Riel House, Simon Fraser University, then addressed the members of Council and advised that listing controls to be placed on the facility is one thing, but the enforcement of such controls is another matter. Mr. Goodacre questioned the capability of the Burnaby staff to enforce the controls upon the research companies that will be located at the research park.

April A. Page, 7579 - 18th Avenue, then addressed the members of Council and questioned as to what exactly is the affiliation between the British Columbia Institute of Technology and Discovery Parks Incorporated.

His Worship, Mayor Mercier, advised the speaker of the expressed intentions of Discovery Parks Incorporated respecting the affiliation with B.C.I.T.

Linda J. Fissel, 4583 Huxley Avenue, then addressed the members of Council and advised that she was very concerned with respect to the parking problem that may be created as a result of the construction of the proposed research park facility.

His Worship, Mayor Mercier, advised the meeting that "Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 1980", Bylaw No. 7568, was available for inspection at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1980 September 26 at 12:00 h to Tuesday, 1980 October 21 and also at the meeting this evening.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

"THAT this portion of the Public Hearing relating to Rezoning Reference #42/80 be now terminated."

CARRIED UNANIMOUSLY

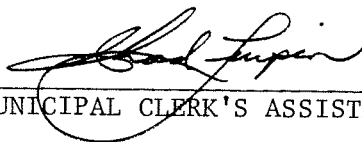
The Public Hearing adjourned at 01:15 h on 1980 October 22.

Confirmed:

Certified Correct:



MAYOR



MUNICIPAL CLERK'S ASSISTANT

Records Clerk

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BY-LAW AMENDMENTS

PUBLIC HEARING

The Council of The Corporation of the District of Burnaby hereby gives notice that it will hold a Public Hearing on

TUESDAY, 1980 OCTOBER 21 at 21:30 h

in the James Cowan Theatre, 6450 Gilpin Street, Burnaby, B.C., V5G 2J3 to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

1. FROM REGIONAL INSTITUTIONAL DISTRICT (P6) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 34, 1980" - BY-LAW NO. 7558

Rezoning Reference #9/80

The land affected by the rezoning is described as that portion of Lot 145 of District Lots 31, 101, 102, 141, 144, 147, 209, 210, 211, 212, 213 and 214, Group 1, Plan 27774, New Westminster District, containing 30.01 hectares, more or less, more particularly described in the schedule annexed to the proposed by-law, and is a part of the Simon Fraser University lands situated on the south slope of Burnaby Mountain and south of the existing University buildings.

The intent of the proposed by-law is to rezone the land herein described to Comprehensive Development District (CD) in order to permit a research and development park thereon; and to designate the said land as a development permit area and require the owner before commencing any development within the said area to obtain a development permit subject to the requirements of Section 717(2) of the Municipal Act.

2. FROM REGIONAL INSTITUTIONAL DISTRICT (P6) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

"BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 44, 1980" - BY-LAW NO. 7568

Rezoning Reference #42/80

The land affected by the rezoning is described as Lots 11, 12, 13 and 14, District Lots 71 and 72, Group 1, Plan 59477, New Westminster District and is known as 3750 Gilmore Way and 4330, 4383 and 4460 Sanderson Way and is located west of Willingdon Avenue, south of Canada Way and north of Moscrop Street.

The intent of the proposed by-law is to rezone the land described to Comprehensive Development District (CD) in order to permit a research and development park thereon; and to designate the said land as a development permit area and require the owner, before commencing any development within the said area, to obtain a development permit subject to the requirements of Section 717(2) of the Municipal Act. The proposed by-law is also intended to correct any procedural deficiencies which have been alleged in respect of the existing CD zoning and to ensure full legal compliance of the proposed CD zoning by repealing By-law 7496 or by rezoning the said land from P6 to CD if By-law 7496 is held to be invalid.

All persons who deem their interest in property affected by the proposed by-laws and wish to register an opinion may appear in person, by attorney or by petition at the said Hearing.

A copy of the proposed by-laws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday 1980 September 26 at 12:00 h to Tuesday, 1980 October 21.

James Hudson
MUNICIPAL CLERK