

1986 JULY 29

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1986 July 29 at 7:30 p.m.

PRESENT: Acting Mayor D.P. Drummond (In the Chair)

Alderman R.G. Begin
Alderman A.H. Emmott
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman V.V. Stusiak

ABSENT: Mayor W.A. Lewarne
Alderman S.G. Veitch

STAFF: Mr. A.L. Parr, Director Planning and Building Inspection
Mr. T.M. Dunlop, Deputy Municipal Clerk

The Public Hearing was called to order at 7:30 p.m.

1. FROM GENERAL COMMERCIAL DISTRICT (C3), SERVICE COMMERCIAL DISTRICT (C4) AND MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON C3 AND RM5 GUIDELINES)

Rezoning Reference #95/85

Kingsway Properties - Pcl. "A" (Ref. Pl. 1492) of Lot 1 and Lot 2, of D.L. 153, Grp. 1, Plan 1109, NWD; Lot 128, D.L. 153, Grp. 1, Plan 46875, NWD; Lot 60 Exc. Pcl. "A" (Expl. Pl. 31337) and Pcl. "B" (Expl. Pl. 31337), D.L. 153, Grp. 1, Plan 26311, NWD; Silver Avenue Properties - Lots 49, 48 and 47, Blk. 15, D.L. 153, Grp. 1, Plan 1109, NWD; Lot 61 Exc. Pcl. "A" (SRW Pl. 69031), D.L. 153, Grp. 1, Pl. 26311, NWD; Lots 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31 and 30, Blk. 15, D.L. 153, Grp. 1, Plan 1109, NWD; Lot 3 of A, Blk. 15, D.L. 153, Plan 6411; Lot 4 of A, 24, 25, and 26, Blk. 15, D.L. 153, Plan 6411; McKay Avenue Properties - Lot 1 Exc. Pcl. "A" (Ref. Pl. 1492), D.L. 153, Grp. 1, Plan 1109, NWD; Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Blk. 15, D.L. 153, Grp. 1, Plan 1109, NWD; Lot "B" (Expl. Pl. 28943), Blk. 15, D.L. 153, Grp. 1, Plan 1109, NWD; Lots 1 and 2, Blk. 15, D.L. 153, Grp. 1, Plan 6411, NWD

4574/80/90 and 4620 Kingsway; 6057/75/91, 6102/05/13/21/31/39/49/57/65/75/83/93, 6207/19/31/43/55/67/79/91 Silver Avenue; 6028/38/50/60/72/86/94, 6108/20/32/44/56/68/80/92, 6208/20/32/44/70/80/92 McKay Avenue - located between Kingsway and Central Boulevard, east of McKay Avenue.

The purpose of the proposed bylaw is to permit the development of a phased mixed-use proposal with a first phase consisting of a shopping centre including a mega-market, cinemas, high-rise apartments, hotel and associated parking and ancillary facilities with future phases accommodating office towers and additional retail facilities.

A letter dated 1986 July 21 was received from A. Keskula, 5562 Larch Street, Vancouver, advising that he was the owner of 6171 McKay Street and expressing his support for this rezoning application.

Mr. Michael Hanneson, 1161 Coombe Crescent, Delta, Vice President - Finance, Invest Investments, the parent company of the applicant, provided a brief overview of the development proposal which, he suggested, will complement the adjacent Galleria project by Cambridge Developments. Mr. Hanneson noted that the first phase development will lead to provision of approximately 550 permanent jobs and will generate up to \$3.5 million in property taxes.

Mr. Rick Jones, 1529 Berkeley Road, North Vancouver, of the Urban Design Group, the architects for the applicants, described architectural features and treatment of the project and discussed the design allowance for an additional second level connection which is planned for a future phase. With the aid of slides, artists' renderings and a scale model, Mr. Jones described the overall impact of the development and its relationship to the adjacent projects.

Mr. Brian Wallace, on behalf of N.D. Lea & Associates, Traffic Consultants then discussed aspects of traffic generation, access and egress, parking and the general viability of the mixed use project. Mr. Wallace suggested that the traffic impact would be reduced by the mixed use nature of the project which includes apartment, hotel and cinema facilities which will spread traffic use over a greater period. Mr. Wallace also advised the meeting of the proposed widening of Kingsway from six to eight lanes through the Metrotown area with turning bays in and out of the several projects to assist the passage of through traffic along Kingsway.

Mr. Herman Kercher, Toronto, Ontario, President of Larry Smith and Associates, the Market Research Consultants for the applicant then addressed the members of Council. Mr. Kercher discussed details of the market research for the project noting that his company's findings indicated that the Station Square Development would be largely complimentary to the other two Metrotown developments.

Mr. Bob Tougas, 11491 - 7th Avenue, Richmond, the real estate representative for Overwaita Foods, then addressed the members of Council in support of the applicant. Mr. Tougas advised that his company will be an anchor tenant of the development and will operate a mega-market food store facility.

Mr. Jeffrey Simpson, 131 Beecroft Road, Ste. PH6, Willowdale, Ontario, then addressed the members of Council on behalf of Cambridge Leaseholds Ltd., the adjacent developer to the applicant. Mr. Simpson advised that his company is not opposed to the development plan but wished to express concern regarding the manner in which access will be provided to the Cambridge development via the Kingsborough Street extension. Mr. Simpson advised that Cambridge wished to be assured that the "easement" will be equivalent to a dedication in terms of permanence and continuous absolute and unfettered right of passage and re-passage. Cambridge also wished to be assured of having input into the form, content and general intent of the easement agreement to ensure the needs and requirements of the Galleria are adequately satisfied. Concern was also expressed regarding visual access to the Galleria at Metrotown which, it was suggested, will be impaired by extension of the second level to Station Square over the land to be secured by easement.

For clarification, the Director Planning and Building Inspection, Mr. A.L. Parr, advised that the Kingsborough Street alignment must be a public right-of-way, in perpetuity, and the question of access, therefore, is not an issue in this application.

Alderman Emmott retired from the Council Chamber at 8:30 p.m.

Mr. Brian Gaudet, 3662 Fife Place, Abbotsford, B.C., was given leave to read into the record a letter from Kelly, Douglas & Company Ltd. to the Director Planning and Building Inspection, Mr. A.L. Parr, regarding the Station Square development project. The letter which is dated 1986 July 16, reads as follows:

"We request that this letter be read into the record at the July 29, 1986 Public Hearing for the Station Square development proposed in Metrotown.

As Council is aware, our company is proceeding with development of The Real Canadian Superstore in the Cambridge Leaseholds Galleria Metrotown which is adjacent to this site.

We request that Council give recognition to two points which we have always relied on in the evolution of the Metrotown development area.

Firstly, the Metrotown Concept Plan has always designated the Kingsborough Street access to service the former Kelly, Douglas property which is the core area of Metrotown. We relied on provision of this street right-of-way when we owned the property and we continue to rely on it as a major tenant of the Cambridge development. We believe it is an accepted fact that the scale of the Galleria requires at least three direct access points on to adjacent public roads. Therefore, we request that Burnaby require the Kingsborough access be provided as a direct public right-of-way to the Galleria and that its identification and visibility as a major public access not be impeded by air space development. If this access point fails to properly service the Galleria, Kingsway and Central Boulevard would become needlessly overburdened to the detriment of all of Metrotown.

Secondly, Burnaby has established that the Metrotown precinct maintain a higher density and diversity of land use. In keeping with this standard, we would expect that Burnaby will require the proposed Station Square development to include office, hotel and residential towers in its phase one scheme as well as above-and-below grade structured parking. Without these components at the outset the development would in reality be a suburban retail strip centre.

We thank you for this opportunity to comment on the Station Square proposal."

Mr. Ted Burnham, 7988 Kaymar Drive, then addressed the members of Council and advised that he is in support of this application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the properties at 4574/80/90 and 4620 Kingsway; 6057/75/91, 6102/05/13/21/31/39/49/57/65/75/83/93, 6207/19/31/43/55/67/79/91 Silver Avenue; 6028/38/50/60/72/86/94, 6108,20/32/44/56/68/80/92, 6208/20/32/44/70/80/92 McKay Avenue from General Commercial District (C3), Service Commercial District (C4) and Manufacturing District (M1) to Comprehensive Development District (CD) (based on C3 and RM5 guidelines).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #95/85 be now terminated."

CARRIED UNANIMOUSLY

2. FROM LIGHT INDUSTRIAL DISTRICT (M5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON M5 GUIDELINES)

Rezoning Reference #60/86

Lot 1, D.L. 118, Plan 58624

2250 Boundary Road - located on the southeast corner of Loughheed Highway and Boundary Road.

The purpose of the proposed bylaw is to permit the addition of three storeys and penthouse to the existing building to accommodate head office facilities for the Federal Department of Fisheries and Oceans.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 2250 Boundary Road from Light Industrial District (M5) to Comprehensive Development District (CD) (based on M5 guidelines).

1986 July 29

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCGLEEN:

"THAT this Public Hearing relating to Rezoning Reference #60/86 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

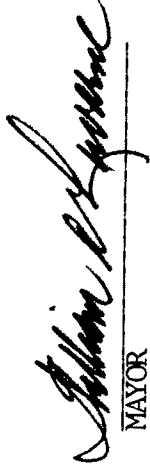
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:47 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY MUNICIPAL CLERK

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BYLAW 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, 1986 JULY 29 AT 7:30 P.M.

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

1. FROM GENERAL COMMERCIAL DISTRICT (C3), SERVICE COMMERCIAL DISTRICT (C4) AND MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON C3 AND RM5 GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 71, 1986" - BYLAW NO. 8605

Rezoning Reference #95/85

Kingsway Properties - Pcl. "A" (Ref. Pl. 1492) of Lot 1 and Lot 2, of D.L. 153, Grp. 1, Plan 1109, NWD; Lot 128, D.L. 153, Grp. 1, Plan 46875, NWD; Lot 60 Exc. Pcl. "A" (Exp1. Pl. 31337) and Pcl. "B" (Exp1. Pl. 31337), D.L. 153, Grp. 1, Plan 26311, NWD; Silver Avenue Properties - Lots 49, 48 and 47, Blk. 15, D.L. 153, Grp. 1, Plan 1109, NWD; Lot 61 Exc. Pcl. "A" (SRW Pl. 69031), D.L. 153, Grp. 1, Pl. 26311, NWD; Lots 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31 and 30, Blk. 15, D.L. 153, Grp. 1, Plan 1109, NWD; Lot 3 of A, Blk. 15, D.L. 153, Plan 6411; Lot 4 of A, 24, 25, and 26, Blk. 15, D.L. 153, Plan 6411; McKay Avenue Properties - Lot 1 Exc. Pcl. "A" (Ref. Pl. 1492), D.L. 153, Grp. 1, Plan 1109, NWD; Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Blk. 15, D.L. 153, Grp. 1, Plan 1109, NWD; Lot "B" (Exp1. Pl. 28943), Blk. 15, D.L. 153, Grp. 1, Plan 1109, NWD; Lots 1 and 2, Blk. 15, D.L. 153, Grp. 1, Plan 6411, NWD

4574/80/90 and 4620 Kingsway; 6057/75/91, 6102/05/13/21/31/39/49/57/65/75/83/93, 6207/19/31/43/55/67/79/91 Silver Avenue; 6028/38/50/60/72/86/94, 6108/20/32/44/56/68/80/92, 6208/20/32/44/70/80/92 McKay Avenue - located between Kingsway and Central Boulevard, east of McKay Avenue.

The purpose of the proposed bylaw is to permit the development of a phased mixed-use proposal with a first phase consisting of a shopping centre including a mega-market, cinemas, high-rise apartments, hotel and associated parking and ancillary facilities with future phases accommodating office towers and additional retail facilities.

2. FROM LIGHT INDUSTRIAL DISTRICT (M5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON M5 GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 72, 1986" - BYLAW NO. 8606

Rezoning Reference #60/86

Lot 1, D.L. 118, Plan 58624

2250 Boundary Road - located on the southeast corner of Lougheed Highway and Boundary Road.

The purpose of the proposed bylaw is to permit the addition of three storeys and penthouse to the existing building to accommodate head office facilities for the Federal Department of Fisheries and Oceans.

All persons who deem their interest in property affected by the proposed bylaws who wish to register an opinion may appear in person, by attorney or by petition at the said Hearing. Submissions will not be received after termination of the Public Hearing.

Copies of the Director Planning and Building Inspection's reports and related information respecting the subject rezoning applications are available for public examination at the offices of the Planning and Building Inspection Department in the Burnaby Municipal Hall.

Copies of the proposed bylaws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1986 July 04 up to 4:30 p.m. on Tuesday, 1986 July 29.

C.A. Turpin
MUNICIPAL CLERK