

1990 NOVEMBER 20

A Public Hearing (Zoning) was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1990 November 20 at 7:30 p.m.

PRESENT:

Mayor W.J. Copeland (In the Chair)
Alderman R.G. Begin
Alderman D.R. Corrigan
Alderman D.P. Drummond (arrived 7:40 p.m.)
Alderman E. Nikolai
Alderman F. Randall
Alderman L.A. Rankin
Alderman J. Sawicki
Alderman J. Young

STAFF:

Mr. K. Ito, Senior Planner
Ms. M. Pasqua, Acting Administrative Officer II

The Public Hearing (Zoning) was called to order at 7:33 p.m.

1. FROM R5 RESIDENTIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT USE AND DENSITY AND METROTOWN DEVELOPMENT PLAN GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "METRO PLAZA" PREPARED BY WAISMAN DEWAR GROUT CARTER INC.)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 63, 1990" - BYLAW NO. 9483

Rezoning Reference #38/90

Lots A, B & C of D.L. 32, Grp. 1, Plan 10500 and Lots 103 & 104, D.L. 32; Plan 27804; Lots 9 & Rem. 10, Plan 1229, D.L. 32

4779 & 4791 Kingsway; 6209 & 6237 McMurray Avenue; 4760 & 4780 Hazel Street

The purpose of the proposed rezoning bylaw amendment is to provide for development of an 18-storey commercial building.

Mr. Allan Waisman, Architect, representing the firm Waisman Dewar Grout Carter Inc., 300 - 1775 Anderson Street, Vancouver, B.C. addressed members of Council and provided a detailed explanation of the architectural concepts for the proposed development. Mr. Waisman also advised that included in the development proposal is a pedestrian crossing to the Sears building with an elevator leading to that pedestrian crossing at McMurray and Hazel. Pedestrians will therefore not be required to climb a number of stairs in order to use the pedestrian crossing.

In addressing the parking requirements, Mr. Wiseman advised that the proposal includes 389 underground parking spaces to accommodate the retail component of the development. The speaker also indicated that there was no marketing scheme for a restaurant in this development at this time but should a restaurant component become viable in the near future, the developer will provide additional parking spaces to accommodate that use. The retail component of the development will consist of two floors of retail and sixteen floors of office space, with 12,000 square feet per floor.

In conclusion Mr. Wiseman provided Council with artistic renderings illustrating various elevations and landscaping schemes for the development.

In response to an enquiry from Council regarding the timing sequence for the proposed development, Mr. Waisman advised that it would take up to six to eight months until general construction would commence and also that there were a number of leases in the current building that will not be expiring until 1991.

Mr. Patrick Rose, Davis and Company, Barristers and Solicitors, 2800 - 666 Burrard Street, Vancouver, B.C. addressed members of Council as the agent for Mountain Park Investments who are the owners of the apartment building immediately next door to the proposed development. Mr. Rose advised that Mountain Park Investments object to this rezoning proposal for three reasons. Firstly, Mr. Rose's clients do not feel that this proposal conforms to the proper use of the land north of Kingsway and that the lands should be used for residential purposes only. Secondly, the building is out of scale and is not a place for people as it is positioned on Kingsway which crowds the sidewalk and does not provide any public open space. Thirdly, Mountain Park Investments feels that this development will have a direct impact on the apartment building in terms of casting shadows, blocking views and creating overcrowding.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application a decision was reached to support the rezoning of the property at 4779 and 4791 Kingsway, 6209 and 6237 McMurray Avenue; 4760 and 4780 Hazel Street from R5 Residential District and C3 General Commercial District to CD Comprehensive Development District (based on C3 General Commercial District Use and Density and Metrotown Development Plan Guidelines, and in accordance with the development plan entitled "Metro Plaza" prepared by Wiseman, Dewar, Grout, Carter Inc.)

Arising from a discussion regarding the proposed ten percent reduction in parking space requirements for this development, the Advisory Planning Commission unanimously adopted the following motion:

"THAT Council seriously consider directing the applicant to provide the maximum number of parking spaces required for this proposed development."

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #38/90 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN DRUMMOND:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:06 p.m.

Confirmed:

Certified Correct:


MAYOR


ACTING ADMINISTRATIVE OFFICER II

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

TUESDAY, 1990 NOVEMBER 20 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 R5 RESIDENTIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT USE AND DENSITY AND METROTOWN DEVELOPMENT PLAN GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "METRO PLAZA" PREPARED BY WAISMAN DEWAR GROUT CARTER INC.)
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4779 & 4791 Kingsway; 6209 & 6237 McMurray Avenue; 4760 & 4780 Hazel Street

The purpose of the proposed rezoning bylaw amendment is to provide for development of an 18-storey commercial building.

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

Copies of the Director Planning and Building Inspection's reports and related information respecting the subject rezoning application are available for public examination at the offices of the Planning Division, 3rd floor, in the Burnaby Municipal Hall.

Copies of the proposed bylaw may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Tuesday, 1990 November 06 to 4:30 p.m. on Tuesday, 1990 November 20.

C.A. Turpin
MUNICIPAL CLERK