

1991 JULY 23

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1991 July 23 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Alderman D.G. Evans
Alderman D.A. Lawson
Alderman L.A. Rankin
Alderman C.M. Redman
Alderman J. Young

ABSENT: Alderman D.R. Corrigan
Alderman D.P. Drummond
Alderman E. Nikolai

STAFF: Mr. K. Ito, Senior Planner
Mrs. D.R. Comis, Deputy Municipal Clerk
Ms. Gloria McCaskie, Committee Secretary

The Public Hearing was called to order at 7:35 p.m.

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5/M2 DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5/M2 DISTRICT USE AND DENSITY, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "MARINE WAY BUSINESS CENTRE - PHASE III, PREPARED BY CHANDLER, KASIAN, KENNEDY ARCHITECTS LTD)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 1991" - BYLAW NO. 9600

Rezoning Reference #43/88

3701 North Fraser Way

The purpose of the proposed amendment to the Zoning Bylaw is to provide for the development of two office/warehouse light manufacturing buildings.

Mr. Doug Avis, Morguard Investments, addressed Council on behalf of various investors in the project. Morguard Investments is owned by Metropolitan Life which are the owners of the subject property. Mr. Avis advised that this project is Phase II of the development and is a higher end version of Phase I. The location of Phase II has a higher profile as it is a corner location and as a result the landscaping and development budget have been increased accordingly. The project will include increased parking beyond the requirements of the municipal bylaw and site coverage will be lower than usual to facilitate ease of loading and unloading. The building has been sprinklered and the landscaped areas irrigated. The developer is concerned with regard to the request by Council to include a sidewalk along North Fraser Way as they feel it will detract from the development and it is hard to justify the cost. This would be the only portion of the entire industrial park which would have a sidewalk and the developer is hard pressed to understand the need.

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 3701 North Fraser Way from CD Comprehensive Development (based on M5/M2 District guidelines) to "Amended" CD Comprehensive Development District (based on M5/M2 District use and density, and in accordance with the development plan entitled "Marine Way Business Centre - Phase III, prepared by Chandler, Kaisian, Kennedy Architects Ltd.)

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

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #43/88 be now terminated."

CARRIED UNANIMOUSLY

2.

FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT AND RM5 MULTIPLE FAMILY DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT AND RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PACIFIC FUND-RAISING LIMITED, 130 - 6400 MCKAY AVENUE, STATION SQUARE, BURNABY, B.C." PREPARED BY FOCUS ONE DESIGN CONSULTANTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 30, 1991" - BYLAW NO. 9602

Rezoning Reference #11/91

6200 McKay Avenue

The purpose of the proposed amendment to the Zoning Bylaw is to permit the establishment of a bingo hall on the subject site.

A letter dated 1991 July 15 was received from Mr. and Mrs. Y.C. Ng, 502 - 6240 McKay Avenue, Burnaby expressing opposition to the proposed rezoning application.

A letter dated 1991 July 19 was received from False Creek Management Corp., Vancouver, expressing opposition to the proposed rezoning application.

A letter dated 1991 July 18 was received from Vera Deane, 2401 - 6240 McKay Avenue, Burnaby expressing opposition to the proposed rezoning application.

A petition containing 76 signatures was received from the residents of 6220 and 6240 McKay Avenue, Burnaby expressing opposition to the rezoning proposal. The content of the petition reads as follows:

"Regarding the proposal for Rezoning Reference #11/91 Lot B exc. firstly part on Plan 77784 and secondly part on Plan 79182, D.L. 153, NWD, Plan 77781, 6200 McKay Avenue.

We the undersigned residents of 6220 and 6240 McKay Avenue respectfully and urgently request that Council turn down the proposed amendment to the zoning bylaw to permit establishment of a bingo hall on the subject site."

Vera Deane, 2401 - 6240 McKay Avenue, Burnaby addressed Council in opposition to the rezoning proposal. Mrs. Deane's concerns included increased street noise, inadequate parking facilities, increased traffic congestion and vandalism. Mrs. Deane requested that the development be directed to relocate to an area not in close proximity to residential areas.

Chris Thomas, President of the Coalition of Charities who wish to participate in the bingo hall addressed Council in support of the rezoning application. Mr. Thomas advised that he represents educational, health, recreational and sports groups who would benefit from the revenue generated in a bingo hall. Mr. Thomas estimates that revenue of \$120,000 per month could be generated by the bingo hall for charitable purposes.

The speaker noted that the clientele would be a cross section of all ages with the majority being senior citizens who travel by transit. The operation of the bingo hall would be substantially different from that of a casino operation. Mr. Thomas noted that with the drop-in type of bingo considered for this development, the late night crowd is usually only 30 to 40 individuals and they disperse gradually therefore decreasing the noise.

The speaker noted that there would be no alcohol served and that in his opinion it would be a positive enhancement to the range of activities available at Station Square.

Rudy Spence, 7067 Ramsay Avenue, Burnaby addressed Council in support of the rezoning application. Mr. Spence represents the Burnaby Arts Council and the Metrotown Rotary Club who are applying to be members of the charitable association. These two organizations depend heavily on casino funds and would also like to receive bingo funds to support their activities. Mr. Spence noted that the problems of parking, noise, vandalism and the hours of operation could be addressed and resolved to the satisfaction of all parties concerned.

William Craig, 1903 - 6240 McKay Avenue, Burnaby addressed Council expressing opposition to the rezoning application. Mr. Craig cited problems associated with parking, noise and vandalism in the area which he felt would only increase with the advent of a bingo hall.

Alderman Young retired from the Public Hearing (Zoning) at 8:31 p.m.

John Reeves, Chairman, Strata Council, Grand Corniche I, Burnaby addressed Council to express opposition to the proposed rezoning application. Mr. Reeves advised that he recognizes the benefits to charitable organizations of gaining access to bingo revenues, but noted that the development would be better in an area not adjacent to residential development. Mr. Reeves cited problems with noise, parking, traffic congestion and vandalism as reasons for not supporting the development.

Alderman Young returned to the Public Hearing (Zoning) at 8:35 p.m.

Margaret Franz, Executive Director, Burnaby Arts Council and Treasurer of the Bingo Charities Headquarters Association addressed Council in support of the rezoning application. Ms. Franz stated that in the Province of British Columbia, \$5 million per month is generated for charitable organizations through bingo activities. Ms. Franz noted that there is no bingo hall in Burnaby and that local charities are suffering as a result. She advised that there are many applicants who belong to the Bingo Association and that these groups are not being well served in Burnaby to date.

Ms. Franz concluded by reiterating her support for the rezoning application.

Tom Nellis, Principal, Pacific Fundraising addressed Council advising that his firm will be responsible for constructing the hall and assisting in its general operation. Mr. Nellis noted that the size of bingo halls are usually 600 to 700 seats while the one proposed for Station Square is about half that size. Based on historical information Mr. Nellis noted that even though the seating capacity of the building when constructed will be 350, it will seat only 200 bingo players. Mr. Nellis noted that bingo halls usually will only reach capacity during Thursday, Friday and Saturday evenings and that the later evening sessions are host to only 30 to 40 individuals. The majority of hall patrons use public transit and therefore would not place an undue burden on parking facilities. Mr. Nellis' firm operates six bingo halls throughout British Columbia and these locations have never encountered the problems described by the persons in opposition to the rezoning.

Barbara Frosch, 12172 - 72nd Avenue, Surrey and President of Northwest Opera addressed Council advising of support for the rezoning application. Ms. Frosch stressed the difficulty of organizations to gain access to the funding levels provided by bingo halls and requested Council grant positive support to the application.

Leslie Deane, 6240 McKay Avenue, Burnaby addressed Council in opposition to the bingo hall. Mr. Deane advised that the sign on Central Boulevard advising of the rezoning application described the development as a gaming facility and requested clarification as to whether or not the facility could develop into a casino.

Mr. K. Ito, Senior Planner advised that the development is only for a bingo hall and not a casino.

Mr. Deane noted that advocates of the rezoning application do not live at Station Square and that the parking congestion and traffic problems are sufficient reason to refuse the application.

Mr. Deane concluded by requesting Council turn down the proposed rezoning application.

Ron Elliott, 16175 - 11B Avenue, White Rock addressed Council on behalf of Wesbild Enterprises, the owners of Station Square. Mr. Elliott noted that the residential towers were built on a retail/commercial site and therefore would be subjected to activity 24 hours per day. He advised that the Station Square development exceeds present code requirements for parking and that the facility has adequate parking but that the parking is limited as a result of the success of the development. Mr. Elliott noted that Station Square has worked with the Municipality to provide security in the area and has tried to show support to the community through development of the bingo hall.

Rodney Sealg, 6240 McKay Avenue, Burnaby addressed Council to express opposition to the rezoning application. Mr. Sealg advised that the only security in the area is for the mall itself and not for the residential towers and that as a result the residents are subjected to problems associated with patrons leaving the adjacent casino. Mr. Sealg stated that in his opinion Station Square was the wrong place for a bingo hall and requested that it be relocated to an area away from residential properties.

Tim O'Brien, 4603 Hazel Street, Burnaby and General Manager, Station Square addressed Council expressing support for the bingo hall development. Mr. O'Brien stated that the noise experienced by tower residents comes with living in a commercial area. He noted that Station Square spends greater than \$250,000 per year in security but that the security is responsible for Station Square, not the residential towers. Mr. O'Brien noted that the entertainment component of Station Square is popular with citizens of Burnaby and stated that the bingo hall would be a positive addition to available facilities.

George Redekop, 6240 McKay Avenue, Burnaby addressed Council expressing opposition to the rezoning application. Mr. Redekop noted that there are parking problems with the present configuration of facilities without adding to the problem with the addition of a bingo hall. In addition, Mr. Redekop expressed an opposition to gambling in any form and requested that Council not permit development of the bingo hall.

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 6200 McKay Avenue from CD Comprehensive Development District (based on C3 General Commercial District and RM5 Multiple Family District guidelines) to "Amended" CD Comprehensive Development District (based on C3 General Commercial District and RM5 Multiple Family Residential District guidelines and in accordance with the development plan entitled "Pacific Fund-raising Limited, 130 - 6400 McKay Avenue, Station Square, Burnaby, B.C." prepared by Focus One Design Consultants).

The Advisory Planning Commission also wish to advise Council that arising from consideration of the rezoning application the following motions were adopted:

1. "THAT Council request Station Square operators to increase security in the area as required."
2. "THAT Council investigate the parking and access problems at Station Square and work towards the Municipality assisting the developers in solving the parking situation."

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

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #11/91 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN YOUNG:

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

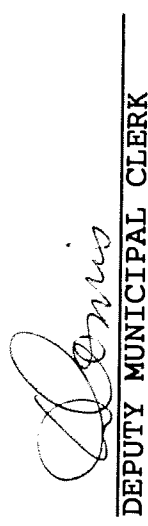
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:32 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

TUESDAY, 1991 JULY 23 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 CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5/M2 DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5/M2 DISTRICT USE AND DENSITY, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "MARINE WAY BUSINESS CENTRE - PHASE III, PREPARED BY CHANDLER, KASIAN, KENNEDY ARCHITECTS LTD.)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 1991" - BYLAW NO. 9600

Rezoning Reference #43/88

Lot 1, D.L. 161, Plan 78088

3701 North Fraser Way

The purpose of the proposed amendment to the Zoning Bylaw is to provide for the development of two office/warehouse light manufacturing buildings.

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT AND RM5 MULTIPLE FAMILY DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT AND RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PACIFIC FUNDRAISING LIMITED, 130 - 6400 MCKAY AVENUE, STATION SQUARE, BURNABY, B.C." PREPARED BY FOCUS ONE DESIGN CONSULTANTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 1991" - BYLAW NO. 9602

Rezoning Reference #11/91

Lot B exc. firstly part on Plan 77784 and secondly: part on Plan 79182,
D.L. 153, N.W.D. Plan 77781

6200 McKay Avenue

The purpose of the proposed amendment to the Zoning Bylaw is to permit the establishment of a bingo hall on the subject site.

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 accepted 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 Division, 3rd floor, 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 Tuesday, 1991 July 09 to 4:30 p.m. on Tuesday, 1991 July 23.

C.A. Turpin
MUNICIPAL CLERK