

1991 MARCH 26

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1991 March 26 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Alderman D.R. Corrigan (Arrived 7:43 p.m.)
Alderman D.G. Evans
Alderman D.A. Lawson
Alderman L.A. Rankin
Alderman C. Redman (Arrived 7:42 p.m.)
Alderman J. Young

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

STAFF: Mr. D.G. Stenson, Deputy Director Planning
and Building Inspection
Mrs. M. Pasqua, Administrative Officer

The Public Hearing was called to order at 7:38 p.m.

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13, 1991" - BYLAW NO. 9556

The purpose of the proposed Zoning Bylaw text amendment is to permit the storage of one recreational vehicle and one pleasure boat in the open in the R1 to R5 and R9 Residential Districts.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the text amendment to permit the storage of one recreational vehicle and one pleasure boat in the open in the R1 to R5 and R9 Residential Districts.

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 the Text Amendment be now terminated."

CARRIED UNANIMOUSLY

2. FROM R3 RESIDENTIAL DISTRICT TO P2 ADMINISTRATION AND ASSEMBLY
DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 2, 1991" - BYLAW NO. 9529

Rezoning Reference #65/90

Portion of Lot 5, D.L. 74, Plan 86028

Portion of 4803 Canada Way

The purpose of the proposed amendment to the zoning Bylaw is to permit the development of a fire hall at 4803 Canada Way, including the subject portion of the site.

A letter dated 1991 January 14 was received from Tony Fabian, 5288 Hardwick Street, Burnaby expressing his opposition to the location of a firehall on the subject property. Mr. Fabian was of the opinion that the proposed location for the firehall was not suitable and felt that the Wayburne area would be a more practical and safer area for a firehall.

A letter dated 1991 January 24 was received from Robin L. Newman, 4806 Canada Way, Burnaby expressing opposition to the rezoning application.

Mr. Newman was concerned that the size and construction of the proposed firehall has nearly doubled from the original plan and because he resides directly across from the site he and his family would be severely affected by noise and headlights peering into their living room and bedrooms twenty-four hours a day.

A letter dated 1991 January 29 was received from J. Amy Newman, 4806 Canada Way, Burnaby expressing opposition to this rezoning application.

A letter dated 1991 January 30 was received from Robin L. Newman, 4806 Canada Way, Burnaby reiterating comments made in opposition to the rezoning application at the 1991 January Public Hearing. Mr. Newman further questioned the 'notification of abutting owners' procedure for the January Public Hearing and the location of the rezoning sign which was posted on the westerly portion of 4803 Canada Way.

A memorandum dated 1991 February 14 was received from the Municipal Clerk recommending that a new Public Hearing be scheduled in compliance with all requirements of the Municipal Act and Burnaby Zoning Bylaw.

A letter dated 1991 January 30 was received from J. Amy Newman, 4806 Canada Way, Burnaby and Mr. Sezeso Wong, 3690 Banff Avenue, Burnaby, stating their opposition to the rezoning application.

A letter dated 1991 January 30 was received from Marjorie Banning and D.A. Banning, 4814 Canada Way, Burnaby stating their opposition to the rezoning proposal.

A letter dated 1991 January 30 was received from H. Jessa, owner of 4810 Canada Way, and residing at 8865 Horne Street, Burnaby opposing the rezoning proposal to locate a firehall on the subject property.

A letter dated 1991 January 30 was received from E.V. and L. Murphy, 3661 Banff Avenue, Burnaby stating their opposition to the rezoning proposal.

A letter dated 1991 January 31 was received from Fred and Rita Katzel, 5255 Shelby Court, Burnaby expressing their opposition to the rezoning application.

A letter dated 1991 March 19 was received from Albert R. Markling and Barbara G. Morrison, 3920 Royal Oak Avenue, Burnaby expressing disagreement with the location of a firehall on the site.

A letter dated 1991 March 17 was received from Mr. and Mrs. Jaswal, 4778 Canada Way, Burnaby advising of their opposition to the location of a firehall at 4803 Canada Way.

A letter dated 1991 March 26 was received from J. Amy Newman, 4806 Canada Way, Burnaby expressing opposition to the proposed rezoning of the subject property to accommodate a firehall.

A letter and petition containing 154 signatures was received providing numerous reasons for objecting to the rezoning proposal.

The content of the petition reads as follows:

"We, the undersigned oppose the approval of Bylaw #9529, rezoning reference #65/90, for the construction of a firehall at 4803 Canada Way in Burnaby.

Robin L. Newman, 4806 Canada Way, Burnaby addressed Council in opposition to the rezoning proposal. Mr. Newman read from a prepared brief which elaborated on the following 11 reasons for objecting to the rezoning application:

1. The existing Firehall No. 1 is 19,000 sq. ft. How can a firehall of this size blend in with a residential neighbourhood when the homes here on average are under 2,000 sq. ft.

2. The excessive speeds in the two blind corners have produced several fatalities and many serious injuries and accidents on the stretch of road already.
3. An elementary school is close by with many children going to and from on a daily basis as well as a park that supports baseball and soccer teams of all ages from 5 years old and up who cross Canada Way and Royal Oak Avenue.
4. The Burnaby Association for the Mentally Handicapped has a residence next door to the proposed facility and it will undoubtedly cause them much disturbance.
5. Many residents use the 6 bus stops on both the No. 120 and the No. 132 routes and also have to traverse Canada Way in all types of traffic with no crosswalk to the west and one only over 2,000 ft. to the east of the site at Douglas Road and Canada Way.
6. Even if a fire signal were installed it would be ignored as has been experienced at the No. 1 Firehall location on Sperling at Canada Way.
7. With an already overburdened traffic situation, the Oakalla lands nearby will add more than 500 housing units and additional traffic volume to Royal Oak Avenue, Canada Way and Sprott Street.
8. Members of the Firefighters Union are not in favour of locating a firehall on this site; their major concern being safety.
9. Other locations, some of which were put forward in 1985 were preferred by the Firefighters themselves as they all have good north/south and east/west access and good secondary response times. A more westerly location would more effectively support the areas covered by No. 3 and No. 5 Firehalls with Willingdon Avenue being a good arterial route and excellent response time to Burnaby Hospital, B.C.I.T. and other large institutional facilities in the area.
10. A seismic study of firehalls in Burnaby suggests that Firehall No. 1 and Firehall No. 6 would be the only two firehalls that could withstand a moderate to heavy earthquake. Because of the risk of loss of life to the firefighters and the risk of equipment damage or loss, Burnaby firefighters would not be able to respond when most needed. Why build a new facility so close to an existing firehall that would be functional in the event of an earthquake and then shut Firehall No. 1 down and use it for administration and training only.
11. The proposed location would definitely disturb the surrounding residents as sirens would be used and the noise from the engines accelerating out of the hall and the flashing lights could not be avoided.

In concluding, Mr. Newman advised of further concerns brought to him by the residents including the blockage of driveway access of two homes directly to the east on Canada Way and the already intolerable parking situation on Woodsworth Street and Banff Avenue during the day when the Burnaby Education Centre is in operation.

Michael Wahl, 4802 Canada Way, Burnaby addressed Council advising of his strong opposition to the rezoning proposal. Mr. Wahl made reference to the dangerous section of the road along that portion of Canada Way which lends itself to excessive speeds and limited visibility.

Mr. Wahl was also concerned about the relocation of bus stops which would alter the public's access to the transportation system. Rush hour response time by the emergency vehicles will be hampered during rush hour due to the heavy traffic volumes on Canada Way in both directions.

Mr. Tony Fabian, 5288 Hardwick Street, Burnaby addressed Council stating his opposition to the location of a firehall at 4803 Canada Way and requested Council reconsider the proposal and look at alternative locations.

Al Van de Bogart, 4818 Canada Way, Burnaby addressed Council and offered his comments regarding an article which appeared in Saturday's edition of Burnaby Now regarding the location of the firehall on the subject site. Mr. Van de Bogart stated his opposition to the rezoning proposal.

A.R. (Randy) Markling, 3920 Royal Oak Avenue, Burnaby addressed Council in opposition to the rezoning application. Mr. Markling referred to the current traffic congestion on Canada Way and questioned what this situation would be like 5 or ten years down the road. In concluding Mr. Markling requested that Council consider alternate sites for the location of a firehall.

Ida A. Kergan, 5329 Woodsworth Street, Burnaby addressed Council and expressed her serious concern for the student attending Douglas Road Elementary School in terms of their safety. Mrs. Kergan advised that she had been a teacher at the school for a number of years and has learned from that experience that children are unpredictable and therefore at serious risk when crossing Canada Way. With the addition of emergency vehicles responding to an incident and traveling at higher than normal speeds along Canada Way, the school children are facing a potentially dangerous situation.

Al Van de Bogart, 4818 Canada Way, Burnaby again addressed Council and made reference to a discussion of alternate sites for the proposed new firehall. Mr. Van de Bogart suggested that Council take a serious look at the northwest corner of the intersection of Sprott and Kensington, which is currently bush, as a potential location.

Scott Van den Ham, 112 - 6920 Gilley Avenue, Burnaby addressed Council and advised of his concern of the location of the firehall on the site in relation to the short proximity to the curves on Canada Way. Mr. Van den Ham also made reference to access to the 401 Freeway. In conclusion, Mr. Van den Ham felt that it would be a less expensive and a more worthwhile approach to make additions to the existing No. 1 Firehall rather than relocating and building a new firehall and maintaining the No. 1 Hall location for training.

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 a portion of 4803 Canada Way from R3 Residential District to P2 Administration and Assembly District.

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #65/90 be now terminated."

CARRIED UNANIMOUSLY

Alderman Corrigan retired from the Council Chamber at 8:32 p.m.

3. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT, RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "EATON CENTRE METROTOWN - PHASE III" PREPARED BY AITKEN WREGLESWORTH ASSOCIATES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 14, 1991" - BYLAW NO. 9557

Rezoning Reference #13/90

Pcl. 3 Exc. Airspace Pcl. One, Plan 79744, D.L. 153, Grp. 1, Ref. Plan 79648

4700 Kingsway

The purpose of the proposed amendment to the Zoning Bylaw is to accommodate a further office tower and additional retail area to Eaton Centre Metrotown.

A letter dated 1991 March 19 was received from Mrs. Katherine Hohmann, #2101 - 6240 McKay Avenue, Burnaby advising that she was pleased that public walkways will be improved and looked forward to the covering of some existing walkways which are presently exposed to the elements. The one item Mrs. Hohmann requested be included in the development is convenient and well-marked locations for public amenities. Mrs. Hohmann felt that the lack of adequate public facilities is a glaring deficiency in many shopping malls and hoped that this would not be the case in the further development of Eaton Centre Metrotown.

Stephen Rayner, 19 Idleswift Drive, Thornhill, Ontario addressed Council advising he was the Senior Vice President and Chief Operating Officer of the Urban Group, Cambridge Shopping Centres who are the developers for Eaton Centre Metrotown. Mr. Rayner advised that a number of members of the design team for this project were present at the Public Hearing to respond to any questions Council may have with respect to the project development. Mr. Rayner then proceeded to review events that have taken place during the course of the Eaton Centre development up to the current proposal for the final Phase III office tower and additional retail area.

David Aitken, addressed Council advising that he represented an extensive design team from the firm Aitken Wreglesworth Associates who are the project architects. Mr. Aitken, with the assistance of artistic renderings, explained in detail the development proposal. Mr. Aitken made reference to the proposed square footage for the development, lighting in and around the area, parking, access and egress to parking, and other general comments of interest.

Malcolm Elliott, associate of the firm Aitken Wreglesworth Associates, project architects addressed Council and elaborated on the comments of Mr. Aitken with respect to office and retail floor square footage, the provision of additional parking and other amenities including completely landscaped and well lit walkways. With assistance of artistic renderings, Mr. Elliott illustrated to Council the proposed treatment of the Kingsway frontage to the project which will be designed with brick and metal lattice work, decorative planting and hedging. Mr. Elliott advised that access and egress to parking for this proposed development will be the same as the other two towers, that being off of Central Boulevard.

Mr. D.G. Stenson, Deputy Director Planning and Building Inspection advised that Council, at the regular Council meeting held on 1991 March 25 received a report from staff providing further information on Council inquiries that had been made related to the Eaton Centre - Phase III project. Mr. Stenson advised that Council adopted the following two recommendations:

1. That the following prerequisite be added for the completion of Rezoning Reference #13/90:
 - k) A commitment to provide a convenient taxi stand and that the telephone numbers of Burnaby taxi companies be affixed to proximate public telephones within the site.
2. That the sale of used furniture, as noted in Sections 303.1(16) and 303.1(25) respectively of the Burnaby Zoning Bylaw, be permitted uses within the proposed shopping mall.

Mr. George Shank, Executive Vice President, Cal Investments addressed Council and inquired if the bridge link to Woodwards as proposed by the developer would be covered and if it would be completed in the initial stages of project construction.

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 4700 Kingsway from CD Comprehensive Development District (based on C3 General Commercial District, RM5 Multiple Family Residential District and P2 Administration and Assembly District) to "Amended" CD Comprehensive Development District (based on C3 General Commercial District and P2 Administration and Assembly District guidelines, and in accordance with the Development Plan entitled "Eaton Centre Metrotown - Phase III" prepared by Aitken Wreglesworth Associates)

Arising from a discussion with respect to pedestrian linkage joining the three phases of the Metrotown project, the Commission further adopted the following motion:

"THAT in addition to supporting Rezoning #13/90 the Advisory Planning Commission bring to Council's attention its full support of prerequisite (j) contained within the report of the Director Planning and Building Inspection which reads as follows:

- (j) 'The provision of an agreement to provide the bridge link to the Woodwards store of Metrotown Centre'."

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #13/90 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN YOUNG:

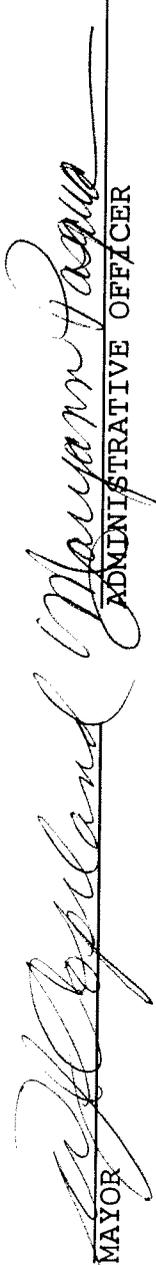
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:02 p.m.

Confirmed:

Certified Correct:


MAYOR
ADMINISTRATIVE OFFICER

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 MARCH 26 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. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 13, 1991" - BYLAW NO. 9556

The purpose of the proposed Zoning Bylaw text amendment is to permit the storage of one recreational vehicle and one pleasure boat in the open in the R1 to R5 and R9 Residential Districts.

2. FROM R3 RESIDENTIAL DISTRICT TO P2 ADMINISTRATION AND ASSEMBLY DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 2, 1991" - BYLAW NO. 9529

Rezoning Reference #65/90

Portion of Lot 5, D.L. 74, Plan 86028

Portion of 4803 Canada Way

The purpose of the proposed amendment to the zoning Bylaw is to permit the development of a fire hall at 4803 Canada Way, including the subject portion of the site.

3. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT, RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "EATON CENTRE METROTOWN - PHASE III" PREPARED BY AITKEN WREGLSWORTH ASSOCIATES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 14, 1991" - BYLAW NO. 9557

Rezoning Reference #13/90

Pcl. 3 Exc. Airspace Pcl. One, Plan 79744, D.L. 153, Grp. 1, Ref. Plan 79648

4700 Kingsway

The purpose of the proposed amendment to the zoning Bylaw is to accommodate a further office tower and additional retail area to Eaton Centre Metrotown.

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 March 05 to 4:30 p.m. on Tuesday, 1991 March 26.

C.A. Turpin
MUNICIPAL CLERK