

1991 OCTOBER 29

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1991 October 29 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Alderman D.P. Drummond
Alderman D.G. Evans
Alderman D.A. Lawson
Alderman C. Redman (Arrived 7:40 p.m.)
Alderman J. Young

ABSENT: Alderman D.R. Corrigan
Alderman E. Nikolai
Alderman L.A. Rankin

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

The Public Hearing was called to order at 7:34 p.m.

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, C3 & M5 DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, C3 & M5 DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 45, 1991" - BYLAW NO. 9648

Rezoning Reference #31/91

Strata Lots 1, 2, 3 and 4, D.L. 1, Plan NW 1901
4501 North Road

The purpose of the proposed zoning bylaw amendment is to provide additional parking on site and increase the range of permitted commercial uses.

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 rezoning of the property at 4501 North Road from CD Comprehensive Development District (based on C1, C3 & M5 District guidelines) to "Amended" CD Comprehensive Development District (based on C1, C3 & M5 District guidelines).

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #31/91 be now terminated."

CARRIED UNANIMOUSLY

2. FROM M3 HEAVY INDUSTRIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 46, 1991" - BYLAW NO. 9649

Rezoning Reference #36/91

Portion of waterlot in Burrard Inlet fronting D.L. 188 and the C.P.R. Right-of-Way, east of Willingdon Avenue, extending to the harbour headline.

Site is located north of Confederation Park to the harbour headline, east of Willingdon Avenue.

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the subject portion of the waterlot into conformance with the park and public use designation of the remainder of the waterlot abutting Confederation Park.

* Alderman Redman arrived at the Public Hearing at 7:40 p.m. and took her place at the Council table.

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 rezoning of the portion of waterlot in Burrard Inlet fronting D.L. 188 and the C.P.R. Right-of-Way, east of Willingdon Avenue, extending to the harbour headline from M3 Heavy Industrial District to P3 Park and Public Use District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #36/91 be now terminated."

CARRIED UNANIMOUSLY

3. FROM C3, CD (BASED ON C3 DISTRICT GUIDELINES), C4, R5, P8 AND M1 DISTRICTS TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT USE AND DENSITY AND C3a USE FOR PARCEL B ONLY, AND RM5 USE AND DENSITY FOR PARCEL A ONLY, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BRENTWOOD TOWN CENTRE" PREPARED BY MUSSON, CATTELL MACKAY PARTNERSHIP")
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 1991" - BYLAW NO. 9650

Rezoning Reference #5/90

Lot A, D.L. 119, Plan 23015; Lot 78, D.L. 119, Plan 64595; Lot 18 and Pcl. A of Lot 17, D.L. 119, Plan 2855; Lot 56, D.L. 119, Plan 42437; Lots 1, 2, & 3, D.L. 119, Plan 2855; Pcl. A, D.L. 119, Ref. Plan 59759; Lots 7 & A, D.L. 119, Plan 2855

4315/43, 4411/17/31 Loughheed Highway; 4412/22/32 Buchanan Street; 4350/60/82 Halifax Street

The purpose of the proposed zoning bylaw amendment is to accommodate a major phased mixed-use comprehensive development within the Brentwood Town Centre.

A letter dated 1991 October 26 was received from George E. Ross, 1006-4353 Halifax Street, Burnaby advising of his concerns regarding the proposed density of the project and the impact on the already congested vehicular traffic situation in the area.

A letter dated 1991 October 29 was received from A. Keith Mitchell, Farris Vaughan Wills Murphy, 700 W. Georgia Street, Vancouver acting as solicitor for Cambridge Western Leaseholds Ltd. who own and operate Eaton Centre Metrotown. The writer expressed his client's concern that the magnitude of the proposed office space in the proposed development is inconsistent with the Brentwood Town Centre designation.

In light of this concern, the writer requests Council to consider commissioning a study to address the impact of the proposed development on the market for commercial office space in Burnaby and to defer further consideration of the proposal until the study is complete.

Mr. Ron Lee, Musson Cattell Mackey Partnership, 555 Burrard Street, Vancouver, B.C. addressed Council as the Architect for the project, requesting Council's support for the rezoning to accommodate the proposed project. Mr. Lee felt that a quality development such as proposed would set a high standard for future surrounding developments. The development will provide a fully integrated focal point with no surface parking.

The speaker then displayed numerous artistic renderings and provided a brief but detailed description of the development's attributes.

In conclusion, Mr. Lee requested Council's support for A.L.R.T. along Lougheed Highway which would compliment both commercial and residential development in the Brentwood area.

Ms. Pat Mulcahy, Manager of Rideau Manor, 1850 Halifax Street, Burnaby addressed Council advising that the residents of Rideau Manor were concerned about the impact of the development on the neighbourhood and also the issue of view preservation. The residents are quite excited about the proposed development and suggest that a food facility be included in the design plan. Ms. Mulcahy, on behalf of the senior residents, requested Council take a sensitive approach when approving a walkway over Willingdon Avenue in terms of needs of the physically challenged.

Mr. Ronald Morey, joint owner of the property located at 4451 Lougheed Highway addressed Council advising of his support for what he believed to be a first-class development. However, Mr. Morrey was concerned with respect to the timing for completion of the 4-phased project and questioned if Council had authority to set time limitations.

In conclusion, Mr. Morey expressed his support for A.L.R.T. along Lougheed Highway.

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 properties at 4315/43, 4411/17/31 Lougheed Highway; 4412/22/32 Buchanan Street; 4350/60/82 Halifax Street from C3, CD (based on C3 District guidelines), C4, R5, P8 and M1 Districts to CD Comprehensive Development District (based on C3 General Commercial District use and density and C3a use for Parcel B only, and RM5 use and density for Parcel A only, and in accordance with the Development Plan entitled "Brentwood Town Centre" prepared by Musson, Cattell Mackey Partnership).

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #5/90 be now terminated."

CARRIED UNANIMOUSLY

4. FROM R5 RESIDENTIAL DISTRICT TO P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1991" - BYLAW NO. 9656

Rezoning Reference #14/91

Lot 1, D.L. 171, Grp. 1, Plan LMP 1231; Lot 21, Blk. 6, D.L. 171, Grp. 1, Plan 2686

6780, 6790 Southpoint Drive

The purpose of the proposed zoning bylaw amendment is to permit development of a day-care centre.

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 rezoning of the properties at 6780, 6790 Southpoint Drive from R5 Residential District to P1 Neighbourhood Institutional District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #14/91 be now terminated."

CARRIED UNANIMOUSLY

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CARIBOO HEIGHTS COMMUNITY PLAN GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CARIBOO HEIGHTS COMMUNITY PLAN GUIDELINES AND RMI DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "CARIBOO HEIGHTS HOUSING CO-OP" PREPARED BY GOMBEROFF POLICZER ARCHITECTS)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 49, 1991" - BYLAW NO. 9657

Rezoning Reference #16/91

Lot 3, Plan 68061, D.L.'s 13 and 14; Rem. 2 Plan 3047, D.L. 14;
Lot 4, Plan 3047, D.L. 14

7229 Cariboo Road; 8890 and 8920 Trans Canada Highway

The purpose of the proposed zoning bylaw amendment is to permit the development of a 56 unit co-operative townhouse project.

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 rezoning of the properties at 7229 Cariboo Road; 8890 and 8920 Trans Canada Highway from CD Comprehensive Development District (based on Cariboo Heights Community Plan guidelines) to "AMENDED" CD Comprehensive Development District (based on Cariboo Heights Community Plan guidelines and RMI District Guidelines, and in accordance with the Development Plan entitled "Cariboo Heights Housing Co-op" prepared by Gomberoff Policzer Architects).

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN YOUNG:

"That this Public Hearing relating to Rezoning Reference #16/91 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN EVANS:

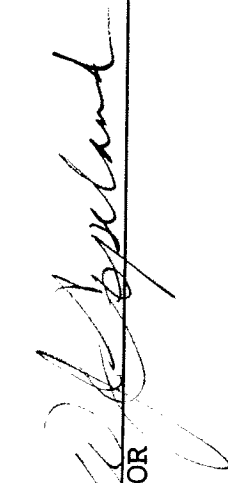
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:08 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 OCTOBER 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 CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, C3 & M5 DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, C3 & M5 DISTRICT GUIDELINES)
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2. FROM M3 HEAVY INDUSTRIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
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3. FROM C3, CD (BASED ON C3 DISTRICT GUIDELINES), C4, R5, P8 AND M1 DISTRICTS TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT USE AND DENSITY AND C3a USE FOR PARCEL B ONLY, AND RM5 USE AND DENSITY FOR PARCEL A ONLY, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BRENTWOOD TOWN CENTRE" PREPARED BY MUSSON, CATTELL MACKEY PARTNERSHIP")
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Rezoning Reference #5/90

Lot A, D.L. 119, Plan 23015; Lot 78, D.L. 119, Plan 64595; Lot 18 and Pcl. A of Lot 17, D.L. 119, Plan 2855; Lot 56, D.L. 119, Plan 42437; Lots 1, 2, & 3, D.L. 119, Plan 2855; Pcl. A, D.L. 119, Ref. Plan 59759; Lots 7 & A, D.L. 119, Plan 2855

4315/43, 4411/17/31 Loughheed Highway; 4412/22/32 Buchanan Street; 4350/60/82 Halifax Street

The purpose of the proposed zoning bylaw amendment is to accommodate a major phased mixed-use comprehensive development within the Brentwood Town Centre.

4. FROM R5 RESIDENTIAL DISTRICT TO P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 48, 1991" - BYLAW NO. 9656

Rezoning Reference #14/91

Lot 1, D.L. 171, Grp. 1, Plan LMP 1231; Lot 21, B.I.K. 6, D.L. 171, Grp. 1, Plan 2686

6780, 6790 Southpoint Drive

The purpose of the proposed zoning bylaw amendment is to permit development of a day-care centre.

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CARIBOO HEIGHTS COMMUNITY PLAN GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CARIBOO HEIGHTS COMMUNITY PLAN GUIDELINES AND RM1 DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "CARIBOO HEIGHTS HOUSING CO-OP" PREPARED BY GOMBEROFF POLICZER ARCHITECTS)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 49, 1991" - BYLAW NO. 9657

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Lot 3, Plan 68061, D.L.'s 13 and 14; Rem. 2 Plan 3047, D.L. 14; Lot 4, Plan 3047, D.L. 14

7229 Cariboo Road; 8890 and 8920 Trans Canada Highway

The purpose of the proposed zoning bylaw amendment is to permit the development of a 56 unit co-operative townhouse project.

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, 1991 October 08 to 4:30 p.m. on Tuesday, 1991 October 29.

C.A. Turpin
MUNICIPAL CLERK