

1993 APRIL 27

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1993 April 27 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.R. Corrigan (Arrived 7:31 p.m.)
Councillor D.G. Evans
Councillor D.A. Lawson
Councillor L.A. Rankin
Councillor C. Redman (Arrived 7:35 p.m.)
Councillor J. Young

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

STAFF: D.G. Stenson, Acting Director Planning and Building
A.L. Lorentsen, Administrative Officer Operations
G. McCaskie, Committee Secretary

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 1993" - BYLAW NO. 9874

Rezoning Reference #42/92

Portion of 3777 Lougheed Highway - located at the northeast corner of Lougheed Highway and Boundary Road

Portion of Pcl. 1, D.L.'s 117 & 118, Grp. 1, NWD, Ref. Plan 79213

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M5 Light Industrial District guidelines and in accordance with the Development Plan entitled "B.C. Gas Lochburn Site Rezoning" prepared by Musson Cattell MacKey Partnership)

The purpose of the proposed zoning bylaw amendment is to permit office development on the site.

A letter dated 1993 April 16 was received from Primo Villanueva, President, Primos - 272620 B.C. Ltd., 3835 East 2nd Avenue, Burnaby, B.C., V5C 3W7 in favour of the rezoning proposal.

Councillor Corrigan arrived at the Public Hearing at 7:31 p.m. and took his place at the Council table.

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 the property at 3777 Lougheed Highway from M3 Heavy Industrial District to CD Comprehensive Development District (based on M5 Light Industrial District guidelines and in accordance with the Development Plan entitled "B.C. Gas Lochburn Site Rezoning" prepared by Musson Cattell MacKey Partnership).

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

MOVED BY COUNCILLOR RANKIN
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #42/92, Bylaw No. 9874 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 15, 1993" - BYLAW NO. 9875

Rezoning Reference #52/92

3930 and 4040 Henning Drive - located in the Bridge Business Park area at the south-east corner of the site bounded by the Henning Drive right-of-way on the north, Gilmore Avenue on the east, the BNR line on the south and the Bridge Studio lot on the west

Lots D and E, D.L. 118, Grp. 1, NWD, Plan LMP 2973

From: CD Comprehensive Development District (based on M5 Light Industrial District guidelines)

To: CD Comprehensive Development District (based on M1 Manufacturing District guidelines and in accordance with the Development Plan entitled "Aikenhead's Home Improvement Warehouse" prepared by Domco Engineering)

The purpose of the proposed zoning bylaw amendment is to allow the development of a retail building supply establishment.

Councillor Redman arrived at the Public Hearing at 7:35 p.m. and took her place at the Council table.

A letter dated 1993 February 19 was received from Peter Lige, Canadian Tire, Pacific Associate Stores Limited, 4150 McConnell Drive, Burnaby, B.C., V5A 3A8 expressing opposition to the rezoning application because retail applicants for this site have previously been turned down. The writer concludes the development will interfere with area traffic patterns and will be unfair competition to small businesses.

A letter dated 1993 April 20 was received from Lou Sherman, President, Bridge Business Park Ltd., 3210 - 666 Burrard Street, Vancouver, B.C., V6C 2X8 expressing support for the application as a compatible use for the site.

A letter dated 1993 April 22 was received from Michael K. Hughes, Real Estate Manager, Canadian Tire Corporation Limited, Toronto, Ontario recognizing the right of their partner Pacific Associate Stores Limited to register an objection to this rezoning application and asks Council to take into consideration this correspondence when considering a letter by Mr. Sherman of Bridge Business Park.

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A letter dated 1993 April 22 was received from Brian Romer, General Manager, Slough Estates Canada, Willingdon Park, Burnaby, advising he has no objection to the proposed rezoning.

A letter dated 1993 April 23 was received from D.C. Yahn, Development Specialist, Retail Marketing - Pacific, Petro-Canada, 4370 Dominion Street, Burnaby, B.C., V5G 4M7 expressing support for the rezoning application.

A letter dated 1993 April 24 was received from Lliam Jones, Property Manager, Reimer Express Enterprises Ltd., 1214 Fife Street, Winnipeg, Manitoba, R2X 2N6 expressing support for the application on the provision that the developer will plant and maintain a row of trees on the southern most property line.

A letter dated 1993 April 21 was received from Susan Croome, Facility Manager, The Bridge Studios, 2400 Boundary Road, Burnaby, B.C., V5M 3Z3 expressing concern about security for their facility on the border of their property and parking lot. However, the writer indicates she will be meeting with the project architect to discuss these concerns and feels that a mutually acceptable solution can be reached.

26 individually signed form letters were received. The text of the form letter is as follows:

"As employees of Lumberland we wish not to see an opening of a store on Boundary and Lougheed Highway. This will not only affect our business but smaller businesses in our community. We are concerned that a retail store of this magnitude will effect our job security and will create difficulties in our future."

A letter dated 1993 April 26 was received from Ed Thornley, CMD Inc., Etobicoke, Ontario, proposed developer of a medical office building within Bridge Business Park, advising that they have no objections to being located adjacent to such a facility and support the Aikenhead application.

A letter dated 1993 April 26 was received from Bill Tomiak, Regional Manager, Western Canada Property Management, The Standard Life Assurance Company, Vancouver, owners of property at Lougheed Commerce Court, expressing support for the proposed rezoning.

A letter dated 1993 April 27 was received from David N. Rennie, 7451 Pandora Drive, Burnaby, B.C., V5A 3W1 registering his opposition to redevelopment of the site if it is to include retail development.

A letter dated 1993 April 27 was received from G.R. McIlhargey, 7297 Ridge Drive, Burnaby, B.C., V5A 1B4 expressing opposition to the proposed redevelopment of a home improvement mega store near the Boundary Road and Lougheed Highway intersection.

A letter dated 1993 April 27 was received from Robert Lambie, General Manager, VanPress Printers, 2447 Beta Avenue, Burnaby, B.C., V5C 5N1 expressing opposition to the proposed Aikenhead's rezoning application.

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The writer feels that establishment of this type of retailer would not be in the best interest of the homeowners and businesses of Burnaby.

A letter dated 1993 April 27 was received from Steve Matheson, Vice President Development British Columbia, The Dominion Company, Two Bentall Centre, 555 Burrard Street, Vancouver, B.C., V7X 1S9 confirming support for the proposed rezoning. They feel the use of the site for a home improvement warehouse facility is entirely appropriate.

A letter dated 1993 April 27 was received from M. Falco, 4106 Triumph Street, Burnaby, B.C., V5C 1Z3 in opposition to the rezoning.

An undated letter was received from Mrs. Beverley Lowe, 5937 Miller Avenue, Burnaby, B.C., V5H 3G1 in opposition to the proposed rezoning because of the increased traffic congestion.

A letter dated 1993 April 27 was received from Rosa Govorcin, 4235 Union Street, Burnaby, B.C., V5C 2X3 in opposition to the proposed rezoning.

A letter dated 1993 April 27 was received from Jan Newell, 1088 Lombardy Drive, Port Coquitlam, B.C., V3B 5P5 requesting Council consider the impact the rezoning will have on competitive home improvement retailers and their employees.

A letter dated 1993 April 27 was received from May (last name illegible), 3736 Union Street, Burnaby, B.C., V5C 2W3 opposed to the rezoning application because of the increased traffic congestion it will cause.

A letter dated 1993 April 27 was received from Darlene Metcalfe, 307 - 4951 Sanders Street, Burnaby B.C., V5H 1S8 opposed to allowing the Aikenhead's business into her area.

A letter dated 1993 April 27 was received from Tony Sebastiani, 7129 Curtis Street, Burnaby, B.C., V5A 1J7 opposed to the granting of this zoning change.

A letter dated 1993 April 27 was received from Marg Huth, 6177 Leibly Avenue, Burnaby, B.C., V5E 3C7 opposed to allowing the Aikenhead's business into her community.

A letter dated 1993 April 27 was received from David Kelly, 1103 - 3740 Albert Street, Burnaby, B.C., V5C 5Y7 opposed to allowing Aikenhead's into the area.

An undated letter was received from Marion Delesalle, 3789 Yale Street, Burnaby, B.C., V5C 1P3 opposed to the rezoning application or development of the site with any sort of retail business.

A letter dated 1993 April 27 was received from Arlene Brassington, 608 Midvale Street, Coquitlam, B.C., V3J 6L9 opposed to granting a zoning change.

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A letter dated 1993 April 27 was received from Agnes Ng, 2631 Walton Avenue, Coquitlam, B.C., V3B 6M6 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from S. Levickas, 3337 Marine Drive, West Vancouver, B.C., V7V 1M8 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Fran Allanson, 804 Spruce Avenue, Coquitlam, B.C., V3J 2P1 opposed to allowing Aikenhead's into the Burnaby area.

An undated letter was received from Marisa Brown, 317 B Evergreen Drive, Port Moody, B.C., V3H 1S1 opposed to allowing Aikenhead's into the Burnaby area.

An undated letter was received from Joan P. Porter, 2981 Pinnacle Street, Coquitlam, B.C., V3C 3T1 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Janet M. Beitz, 383 Dartmoor Drive, Coquitlam, B.C., V3K 5R6 opposed to granting a zoning change to allow Aikenhead's into the Burnaby area.

An undated letter was received from Mrs. Mary Wilson, 316 Leroy Street, Coquitlam, B.C., V3K 5K6 opposed to granting a zoning change.

A letter dated 1993 April 27 was received from Vincent Ongtenco, 5090 Ash Street, Vancouver, B.C., V5Z 3G4 opposed to allowing Aikenhead's in the Burnaby area.

A letter dated 1993 April 27 was received from Chris Pain, 3227 W. 35th Avenue, Vancouver, B.C., V6N 2M9 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Vanessa Lam, 1372 Lincoln Avenue, Port Coquitlam, B.C., V3B 7C1 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Adele Bilodeau, 212 - 520 Cottonwood Avenue, Coquitlam, B.C., V3J 2R4 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Steve Tong, 137 Reveil Avenue, Vancouver, B.C., V5Y 2L5 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Paul Wang, 2512 E. 18th Avenue, Vancouver, B.C., V5M 2P5 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Elizabeth Bryant, 303 - 1050 Howie Avenue, Coquitlam, B.C., V3J 1T6 opposed to allowing Aikenhead's into the Burnaby area.

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A letter dated 1993 April 27 was received from Sukhvinder Chahil, 502 W. 23rd Street, North Vancouver, B.C., V7M 2B9 opposed to allowing Aikenhead's into the Burnaby area.

An undated letter was received from Lisa Session, 315 - 1955 Western Drive, Port Coquitlam, B.C., V3C 2X5 opposed to granting a zoning change to Aikenhead's.

A letter dated 1993 April 27 was received from Mireille Grenier, #11 - 19696 Hammond Road, Pitt Meadows, B.C., V3Y 1Z6 opposed to granting a zoning change to Aikenhead's.

An undated letter was received from Marlo Joseph, 1467 Pipeline Road, Coquitlam, B.C., V3E 2X1 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Don Ball, 6309 129th Street, Surrey, B.C., V3X 1S7 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Stephanie Young, 117 W. 23rd Street, North Vancouver, B.C., V7M 2B1 opposed to granting a zoning change to Aikenhead's.

A letter dated 1993 April 27 was received from a writer whose name was illegible, 1920 Porthley Avenue, Port Coquitlam, B.C. opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Kristie Legget, 2325 Oneida Drive, Coquitlam, B.C., V3J 7A7 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Sheila Dinneer, 3975 McGill Street, Burnaby, B.C., V5C 1M4 opposed to granting a zoning change to Aikenhead's.

A letter dated 1993 April 26 was received from Susan Ormond, 17560 - 60th Avenue, Surrey, B.C., V3S 1T8 opposed to granting a zoning change to Aikenhead's.

A letter dated 1993 April 27 was received from Mr. Grant Woods, 2305 Beaver Street, Clearbrook, B.C., V2T 3C9 opposed to allowing Aikenhead's into the Burnaby area.

A letter dated 1993 April 27 was received from Donna Holloway, 943 Gatensbury Street, Coquitlam, B.C., V3J 5J2 opposed to granting a zoning change to Aikenhead's.

A letter dated 1993 April 27 was received from Paul Pannozzo, 6339 Kitchener Street, Burnaby, B.C., V5B 2J5 opposed to the granting of a zoning change.

A letter dated 1993 April 26 was received from W.R. Powell, B.C. Gas Inc, 1111 West Georgia Street, Vancouver, B.C., V6E 4M4 who, as nearby property owners, wish to register their support for the rezoning and development of the subject lands.

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An undated letter was received from P.M. Faure, 26696 - 33 Avenue, Aldergrove, B.C., V0X 1A0 who feels that this development will create oversaturation of the building supply retail market, increase traffic congestion and have far reaching effects on the community.

A letter dated 1993 April 26 was received from Shelley Bester, an employee of Lumberland who is opposed to the Aikenhead development.

A letter dated 1993 April 20 was received from Brian Gaston, address unknown, who is against the proposed rezoning.

A letter dated 1993 April 27 was received from Marco Sebastiani, 1317 McLellan Drive, Coquitlam, B.C., V5E 2K4 opposed to the opening of the Aikenhead's mega store in Burnaby.

A letter dated 1993 April 27 was received from Jennifer Peloquin, 75 N. Ellesmere Street, Burnaby, B.C., V5B 1J9 opposed to the opening of the Aikenhead's mega store in Burnaby.

A letter dated 1993 April 27 was received from Kelly Adams, 19683 Poplar Drive, Pitt Meadows, B.C., V3Y 1Z3 opposed to the opening of Aikenhead's mega store in Burnaby.

A letter dated 1993 April 27 was received from David (last name illegible), #474 - 8025 Champlain Crescent, Vancouver, B.C., V5S 4K3 opposed to the opening of Aikenhead's mega store in Burnaby.

An undated letter was received from Ron Ligner opposed to the Aikenhead's proposed Burnaby location.

An undated letter was received from Tracey Breault who is not in favour of the Aikenhead's proposal.

A letter dated 1993 April 27 was received from Kim Elliott expressing concern with the Aikenhead proposal.

An undated letter was received from Jay Goodwin expressing concern about construction of a large retail outlet in this area.

An undated letter was received from Colleen Lomas, 3845 Clematis Cresc., Port Coquitlam, B.C., V3B 4A9 opposed to the opening of the Aikenhead superstore.

A letter dated 1993 April 27 was received from S.R. Williams, 6175 Greenside Drive E., Surrey, B.C., V3S 5M8 opposed to the construction of an Aikenhead's superstore.

An undated letter was received from A. Lee not in favour of seeing a store of this type built within the subject area.

Mr. Mario Corrado, 5437 Dominion Street, Burnaby, appeared before Council advising that he was representing Mr. Brian Kask, Curtis Lumber Co. Ltd. Mr. Corrado read from a letter prepared by Mr. Kask outlining his reasons for feeling the proposed amendment is an inappropriate usage of this property.

Those reasons include: the question of why Aikenhead's is developing a retail supply store when Council has rejected previous proposals of a similar nature; concerns that traffic patterns for the immediate area as well as other areas of Burnaby will be affected; the possibility of competitive businesses being driven from the marketplace; the possibility of a loss of community involvement by those businesses affected by this type of competition and; the affect on employees and families of those businesses.

Mr. Kask's letter concludes by re-iterating his position that the proposed rezoning is not the best use for this property and it would have a devastating effect on many Burnaby based retail and wholesale businesses.

Mr. Corrado presented Mr. Kask's letter to Council and a copy is on file in the Office of the City Clerk.

Mr. Richard Alexander, part-owner and President of Dick's Lumber & Building Supplies Ltd., 2580 Gilmore Avenue, Burnaby appeared before the members of Council to advise that he is totally opposed to the rezoning in Bridge Business Park to allow a full retail building supply operation. The speaker indicated he had concerns about increased traffic and traffic congestion; that he would support the original plan calling for office towers, etc. for this site which he called "Burnaby's Main Entrance", and suggested that Council cannot change the zoning for the site when other retailers have previously been denied this opportunity.

Councillor Corrigan retired from the Council Chamber at 8:11 p.m. and did not return to the meeting.

The speaker concluded by advising that there are more than enough building supply yards in Burnaby now and that the Aikenhead's development would not be an asset to Burnaby, especially for this particular site. Lastly, Mr. Alexander expressed concern for other competitor businesses and their employees. Mr. Alexander presented Council with a copy of his submission which is on file in the Office of the City Clerk.

In response to a query from Council Mr. Alexander advised that his company had investigated the possibility of locating on this site approximately three years ago.

Councillor Young retired from the Council Chamber at 8:16 p.m.

Mr. John Zaplatynsky, President and Owner of Knapps's Garden Works, 6250 Lougheed Highway, Burnaby, B.C. appeared before the members of Council and read from a letter he had prepared for Council. It is Mr. Zaplatynsky's opinion that Burnaby has healthy and fair retail competition and he questioned the need for more stores. Since past requests for retail use of this site have been refused he feels that a business park is an appropriate use for this site.

Mr. Zaplatynsky concluded that this rezoning provides an unfair advantage to a company that has not made a commitment to the community and requested Council support local businesses.

Mr. Peter Lige, Vice President and part owner, Pacific Associates Stores Limited, 4150 McConnell Drive, Burnaby, owners and operators of Canadian Tire Associate Stores in the Lower Mainland of British Columbia, appeared before the members of Council advising that Canadian Tire currently have two stores and a main office and distribution centre located in Burnaby as well as one third of its employees working here. For many years Canadian Tire have been trying to expand its Burnaby facilities, however they have been forced to work in retail facilities that are too small due to the lack of appropriate zoned and available property. Three years ago Canadian Tire petitioned Burnaby Council to rezone and build in the Bridge Business Park. This application was turned down and a clear message was given that retail operations would not be considered for this site. This change in Council's policy is viewed as being unfair as their competitor has been given access to a site that they have been denied.

In conclusion the speaker asked Council to defer its decision until such time as the allowable uses for this site have been clearly defined and they be given the opportunity to compete fairly in Burnaby.

Mr. Ron Jaskula, 109 Briarwood Road, Unionville, Ontario then appeared before the members of Council advising that he is Vice President, Real Estate and Construction, Canada Tire Corporation, Limited, Toronto, Ontario and that he is responsible for acquisition of real estate and construction of Canadian Tire stores across Canada. They have been actively purchasing and building in the Lower Mainland since 1979 and continue to seek larger sites as their business grows.

Councillor Young returned to the Council Chamber at 8:25 p.m. and took his place at the Council table.

In reading from a prepared letter Mr. Jaskula advised that Canadian Tire Corporation support Pacific Associate Store Limited's position on this rezoning. It is their opinion that this rezoning would illustrate preferential treatment of one retail organization over another. Canadian Tire attempted to acquire land in this business park in 1990, however, the rezoning for the site was not approved. It is their opinion that since Council now appears prepared to allow a retail use it is unfair and prejudicial to their interests to allow the competition to conduct a retail business when they were not.

Councillor Redman retired from the Council Chamber at 8:27 p.m.

In conclusion, Mr. Jaskula asked that Council define the allowable uses on the balance of the property now that retailing is acceptable and defer a final decision pending review of the entire site.

A copy of Mr. Jaskula's letter is on file in the Office of the City Clerk.

Mr. Bruce Meyers, Vice President and owner, Knapp's Garden Works, 6250 Lougheed Highway, Burnaby appeared before the members of Council to express his concern over the proposed rezoning application for this site. In his opinion the use by Aikenhead's as a home improvement centre will not serve the best long-term interest of the Burnaby community. Mr. Meyers feels the development will have an adverse impact on community-based businesses; the zoning is a contradiction of previous applications for zoning change; will be a traffic draw to the site; and give an unfair advantage to the incoming retailer; will jeopardize the existing community and business network.

In conclusion the speaker believes a business park is still the most appropriate use for the site.

A copy of the letter submitted by Mr. Meyers is on file in the Office of the City Clerk.

Ms. Vicki Gould, 3176 Tory Avenue, Coquitlam, appeared before the members of Council and advised that she is an employee of Pacific Associate Stores - Canadian Tire and that she is speaking on behalf of the other 235 people employed by Canadian Tire stores in the Burnaby area. The speaker advised that the staff of Canadian Tire welcome the competition brought by other retailers but only when the rules are clear and even. It is their opinion that Aikenhead is being given an unfair advantage over other Burnaby retailers. In conclusion, the speaker asked two questions; why now and why Aikenhead?

Mr. Fil Rigazzi, 5138 Victory Street, Burnaby appeared before the members of Council to advise that he has visited the Aikenhead store in Toronto and he has grave concerns about traffic congestion and parking for this site. As a commuter through Burnaby, and this area in particular, he is opposed to the rezoning. He suggests more consideration be given to the traffic pattern.

Mr. Henry Nowak, co-owner Standard Building Supplies, 4925 Still Creek Avenue, Burnaby appeared before the members of Council advising that Standard Building Supplies has been a Burnaby business for 45 years supplying building materials to the movie industry as well as the building trade. The speaker feels that the City Manager's report on the rezoning gives the impression that Aikenhead's will be a supplier to the movie industry as if there were no businesses adequately filling that niche now and that this impression is false.

Councillor Redman returned to the Council Chamber at 8:39 p.m. and took her place at the Council table.

Councillor Rankin retired from the Council chamber at 8:39 p.m.

Mr. Nowak hopes Council will consider the existing harmony in the building supply industry and reject this rezoning application.

Mr. Nowak presented a letter to Council outlining his concerns and a copy is on file in the City Clerk's Office.

Mr. Michael Delesalle, Managing Director, Lumberland, 5650 Lougheed Highway, Burnaby appeared before the members of Council to advise that he is opposed to the rezoning of this site for Aikenhead's or any other similar type retailer. Lumberland had previously requested use of that site, had been told no, and subsequently purchased property elsewhere.

Councillor Rankin returned to the Council Chamber at 8:45 p.m. and took his place at the Council table.

The speaker expressed concern that the size and nature of a retailer such as Aikenhead is not suitable for this site and could be damaging to other retailing sectors of the community and took the position that a destination-type retailer not be permitted.

With respect to the impact the Aikenhead's development will have on the traffic in this area Mr. Delesalle asked an independent traffic engineering consultant, Mr. Zoltan Kuun of Zoltan Kuun and Associates to evaluate the transportation report submitted to Council.

Mr. Zoltan Kuun appeared before the members of Council and concluded that with 95% probability, 60% of the time, traffic will be exceeded by 40% over the traffic indicated in the report and he cannot support the report's conclusion that Gilmore will not be affected.

In returning to his comments on this rezoning application Mr. Delesalle stated that it has been the experience in the U.S. that there are virtually no surviving competitors two years after such stores enter the market. He concludes that the application should be turned down based on the fact that other retailers have been shut out.

In response to a query from Council as to how Lumberland will deal with these large superstores moving into other areas of the Lower Mainland Mr. Delesalle advised that although he recognizes the marketplace is changing he feels this particular situation has been dealt with unfairly.

The speaker provided Council with a letter outlining his concerns, a copy of which is on file in the City Clerk's Office.

Mr. Steven Bebis, 426 Ellesmere Rd., Scarborough, Ontario, President and CEO of Aikenhead's appeared before the members of Council to provide Council with background about the firm and how it intends to use this site. Aikenhead's will be employing over 300 people, approximately 75% of these will be full time positions, hired locally.

The proposal calls for an attractive fully climate-controlled, glassed, greenhouse; extensive landscaping of the site; and in partnership with Bridge Business Park there will be Henning Drive utility and road upgrades provided at no cost to taxpayers.

The nature of Aikenhead's business calls for industrial sites since much of their product is bulk oriented, warehouse type and does not lend itself to shopping centre environments; however, everything on the site will be enclosed.

Other retailers are coming to the Greater Vancouver market and retail is changing. The consumer will travel to a warehouse store; if a warehouse store is located in Burnaby, it will keep the business here. The consumer will decide where they want to shop and the fate of other retailers will be decided accordingly.

The speaker further advised that no stores went out of business in the Toronto market because of Aikenhead's but they do expand the market by aggressive marketing and enthusiasm.

In conclusion, Mr. Bebis said Aikenhead's are excited about being part of the Burnaby community as they have a policy of becoming involved in the communities in which they are located.

Councillor Lawson retired from the Council Chamber at 9:04 p.m.

Mr. Bruce Shelly, Pacific Associate Stores, 4150 McConnell Drive, Burnaby, appeared before the members of Council to ask why, when existing local retailers have been refused to use this site, that a new retailer is being given the opportunity to rezone to a retail use. The speaker requested that Council reject this proposal.

Mr. Jonathon Baker, Solicitor, representing Lumberland appeared before the members of Council to ask why Burnaby Council is prepared to rezone industrial land in order to allow a retail business on an inappropriately zoned site. Mr. Baker suggests that Aikenhead's should be purchasing appropriately zoned land to operate on. In his opinion the existing traffic congestion in this area will only be increased by placing such a large retail operation on this site.

The speaker feels that the existing Community Plan for this site is right and Council should maintain the stand it took previously in keeping large retailers off this site. Mr. Baker agrees that these huge retailers will be locating in the Greater Vancouver area but that this is not an appropriate site for them.

In conclusion, Mr. Baker asked Council to stick with the existing Plan and not reward this company with a subsidy by rezoning industrial land.

Mr. Keith Sigvardsen, 1005 - 2370 W. 2nd Avenue, Vancouver, partner in Dick's Lumber, appeared before the members of Council, advising that he is not opposed to Aikenhead's itself, but rather the situation where this particular site which has been denied not only to his firm but to other local retailers and they had been told that no retail would be considered for this site. The speaker feels that Council's consideration of Aikenhead's application is not fair.

Mr. Phil Levine, 5008 Pine Crescent, Vancouver appeared before the members of Council advising that he represents the IBI Group who are acting as planning consultants for the Aikenhead's application. The speaker advised that this zoning is consistent with Burnaby's land use policies. Mr. Levine provided Council with tables showing the zoning of other similar businesses in both Burnaby and the Lower Mainland.

It is the speaker's submission that the Aikenhead's rezoning is entirely consistent with the 1984 Burnaby Council resolution that the entire Bridge Business Park be developed for industrial purposes in conformity with overall municipal land use and zoning policies. The amendment being sought here is to develop a use under an industrial zone. The M1 zone in the Burnaby Zoning Bylaw permits, as a commercial and service use, retail building supply establishments, nurseries, greenhouses and many other uses. Nurseries and greenhouse are also permitted in the M5 zone which is the zone that the current development plan is based on. From the speaker's point of view retail building supply establishments are appropriate and consistent uses in an industrial zone. The building form, landscaping etc. conform with the policies defined in the current Bridge Business Park concept. The siting is away from the Lougheed/Boundary intersection so it will not interfere with the image of "Burnaby's Gateway." The speaker emphasized that this project is only a small portion of the Bridge Business Park and not a huge-scale retail shopping centre proposal such as that turned down by Burnaby Council a number of year ago.

Councillor Lawson returned to the Council Chamber at 9:20 p.m. and took her place at the Council table.

Councillor Young retired from the Council Chamber at 9:20 p.m.

The speaker also emphasized that this application is not a significant land use departure from the overall concept that was planned for the Bridge Business Park.

The speaker went on to provide Council with the conclusion of N D Lea Consultants, who performed a traffic analysis of the site as part of this rezoning application.

In summary, the analysis concluded that when the traffic projection for Aikenhead's store was compared to other uses projected for the site that the trips generated by the Aikenhead's proposal would not exceed those forecasted for businesses under existing zoning. Based on this data and studies done of the Toronto stores it is estimated the peak traffic periods would see less traffic on the roads. The developer has agreed to work in conjunction with the City towards the upgrading of Gilmore Avenue. The speaker also pointed out that the parking for the development is approximately double that required by the bylaw.

Councillor Young returned to the Council Chamber at 9:26 p.m. and took his place at the Council table.

Councillor Rankin retired from the Council Chamber at 9:26 p.m.

Lastly, the speaker addressed a concern outlined in a letter presented earlier to Council from Susan Croome of Bridge Studios. Mr. levine advised he had met with Ms. Croome earlier that day to discuss the issue of security for Bridge Studios and read to Council a letter which outlined her satisfaction with the proposed security measures to be taken by Aikenhead's. A copy of Ms. Croome's letter was provided to Council and is on file in the Office of the City Clerk.

Mr. Michael Atkinson, 9171 Hazelnut Place, Burnaby appeared before the members of Council to voice his concern about the traffic in this area. He drives through the area almost every day and in his opinion a retail development will increase the traffic congestion in the area.

Mr. Lou Sherman, President, Bridge Business Park Ltd. appeared before the members of Council advising that he has been involved with and in control of the Bridge property for many years through earlier partnerships in TCC Burnaby Project Ltd. and Trammell Crow Co. Ltd. and is totally familiar with the property. Mr. Sherman has been the developer of the business park, sold the subject site to the applicant and will be the developer of the remainder of the business park. The subject property is the most industrial site in the park and the remaining undeveloped property is located along the Lougheed Highway.

Bridge Business Park feels this development will fit in very well with the park concept and other users of the park have indicated they have no objection to the proposed Aikenhead's development. Mr. Sherman provided Council with a letter of support from B.C. Buildings Corporation who are proposing to build a licensing office in Bridge Business Park. Mr. Sherman also provided a letter from Argus Carriers Ltd., 3839 Myrtle Street, Burnaby indicating support for this application. Copies of these letters are on file in the City Clerk's Office. As well, the speaker presented letters from Cambridge Shopping Centres Limited and Trilea Centres Inc. who have no objection to this rezoning application and do not consider it to be a conflict. Mr. Sherman feels the development will be a benefit to and compatible with the adjacent film centre and to the park as a whole.

The speaker advised that in all his years of dealing with this project he has never been told by the Planning Department he could not proceed with a home improvement centre for this site. He has been approached by a few of the retailers represented at this Public Hearing locating in the Park and for various reasons the proposals had been rejected as being unsuitable. Mr. Sherman provided Council with a letter sent by Royal LePage to Lumberland in 1992 December concerning Lumberland's interest in locating in the Bridge Business Park. A copy of the letter is on file in the Office of the City Clerk.

With respect to traffic Mr. Sherman acknowledged that there will be an increase in traffic for the area; however the Bridge Business Park has done much to contribute to traffic improvements for this area and in his opinion this particular development will spread the traffic out over a period of time without the peak periods being significantly increased.

In conclusion, the speaker advised Bridge Business Park are proceeding with development of the remainder of the site as planned. They are not creating an "Edmonton Mall" type shopping centre; that is not their plan.

Mr. Mike Zimmerman, 9304 Salish Court, Burnaby appeared before the members of Council to advise that he has concerns with parking and traffic in this area. He fears that there will be a huge traffic gridlock. He hopes Council are not intimidated by the Aikenhead's approach and refuse 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 3930 and 4040 Henning Drive from CD Comprehensive Development District (based on M5 Light Industrial District guidelines) to CD Comprehensive Development District (based on M1 Manufacturing District guidelines and in accordance with the Development Plan entitled "Aikenhead's Home Improvement Warehouse" prepared by Domco Engineering).

Arising from the discussion of Bylaw No. 9875, the Advisory Planning Commission adopted following motion:

"THAT Council review the parking requirements for this rezoning application as it may be necessary for the developer to provide parking over and above that required by the bylaw."

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

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #52/92, Bylaw No. 9875 be now terminated."

CARRIED UNANIMOUSLY

The meeting recessed at 9:55 p.m.

The meeting reconvened at 10:00 p.m. with Councillors Corrigan, Drummond and Nikolai absent.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 16, 1993" - BYLAW NO. 9876

Rezoning Reference #53/92

4135, 4149 and 4163 Sardis Street - located on the north side of Sardis Street between Barker and Patterson Avenues

Lots 13, 14, and 15, Blk. 36, D.L. 34, Grp. 1, NWD, Plan 1355

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density, and a maximum unit density of 124 units per hectare, and Metrotown Area 11 Development Plan guidelines, and in accordance with the Development Plan entitled "Sardis Court" prepared by Graham F. Crockart Architect)

The purpose of the proposed zoning bylaw amendment is to permit the development of a low-rise apartment with underground parking.

Mr. Peter Laurence, 304 - 5565 Barker Avenue, Burnaby appeared before the members of Council to express his opposition to this rezoning application. The speaker read a letter attached to which was a petition containing 58 signatures from residents of Barker Avenue, Bond Street, Patterson Avenue and Sardis Street. The text of the petition is as follows:

"We wish to voice strong opposition to the proposed changes in zoning #54/92 4135/49/63 Sardis Street for a number of reasons.

Our main concern is for the health and welfare of the people who live in the immediate vicinity of these properties. Population density in this area is already high and this has been recognised in the Development Plan Metrotown - Area II. The properties in question were zoned R5 for good reasons. To double the density to R3 will increase traffic and add to the stress of the owner/occupiers within the immediate area.

The three properties contain numerous mature trees which form a magnificent green belt and were a major positive factor for people who purchased these properties. The tranquility after a days work is wonderful to behold. Birds of numerous species, such as red shafted flickers, kinglets, stellar jays, purple finch, varied thrush, and robins all frequent this treed area. Small animals such as squirrels and raccoons join domestic cats in their antics.

This area should be rezoned as a green space for the block bounded by Sardis Street, Patterson Avenue, Bond Street and Barker Avenue. The numerous older people in the area find Kingsway a formidable obstacle to cross and the treed area of Central Park quite a distance to walk to. Children from the Co-operative housing on Bond Street would also enjoy these properties as a Green Belt area. The nearest park north of us is some 6 blocks away down a fairly steeply sloped Barker Avenue at Moscrop, an extraordinarily difficult walk for most of the older people in our complex.

By changing the zoning from R5 to R3, a higher building will be constructed thus obstructing more light and sunshine from reaching our complex. Already on a north slope, the highrise residential development limits sunlight when it appears during the winter months. The proposed storied building directly to our West will not improve matters.

Furthermore, the increase of traffic from 40 new units being constructed will add to traffic congestion in the area. It should be noted that we are only "one and a little more" blocks away from perhaps the busiest street in the Lower Mainland. This is also another reason to leave a green space as vegetation absorbs pollution and gives off oxygen.

The final reason for opposing the rezoning is that it will devalue residences, resulting in lower taxes and, therefore, less revenue for the City of Burnaby.

For all of the above reasons we oppose the rezoning and strongly suggest that for the good of the community the properties in question be rezoned into a park."

Mr. Laurence indicated that his reason for asking for this site to be made into a park, as opposed to the presently designed parksite, is that this site is obviously available now for development while there are still homes located on some of the designated parksite's lots.

Mr. D.G. Stenson, Acting Director Planning and Building responded to a query from Council about the status of the park by advising that the City has purchased some of the properties needed to create the designated park; however, he cannot predict when the land assembly will be complete.

Mr. Bernard Bellinger, 102 - 5565 Barker Avenue, Burnaby appeared before the members of Council to advise he had some concerns about the proposed development adjacent his property. The speaker expressed two concerns; firstly, the effect landfill for the subject property will have on the retaining wall along his property; and secondly, a concern about drainage from the subject site.

The Acting Director Planning and Building, Mr. D.G. Stenson advised that an easement has been provided on the adjacent co-op property and the developer will utilize that in order to control drainage. With respect to the question of backfill, Mr. Stenson advised that the developer is responsible for ensuring the backfill will not impress a burden upon adjacent properties.

Mr. Graham Crockart, Edgemont Village, North Vancouver appeared before the members of Council and advised he is the architect for the proposed development. Mr. Crockart explained that with the sloping site the proposed building has been designed to "roll" with the site. The speaker also advised that a retaining wall will be built on the subject site and engineered such that backfill will not be a problem.

Mr. Burt Stevens, 305 - 5565 Barker Avenue, Burnaby appeared before the members of Council to express opposition to this rezoning application. Mr. Stevens advised that parking and traffic problems already exist in this neighbourhood and this development would only add to it.

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 4135, 4149 and 4163 Sardis Street from R5 Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density, and a maximum unit density of 124 units per hectare, and Metrotown Area 11 Development Plan guidelines, and in accordance with the Development Plan entitled "Sardis Court" prepared by Graham F. Crockart Architect).

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #53/92, Bylaw No. 9876 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 17, 1993" - BYLAW NO. 9877

Rezoning Reference #54/92

Portion of 6511 Marlborough Avenue - located at the southwest corner of Bennett Street and Marlborough Avenue

Portion of Lot B, Blk. 27, Plan 5847, D.L. 152, Grp. 1, NWD

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines and in accordance with the Development Plan entitled "Burnaby Firehall #3" prepared by James K.M. Cheng Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to to permit the reconstruction of Fire Hall No. 3.

A letter dated 1993 April 16 was received from Paul J. Thiessen, John Plett and Peter Konrad, owners of 6550 Nelson Avenue, Burnaby, B.C., who fully endorse the reconstruction of Firehall #3 as proposed.

A letter dated 1993 April 22 was received from George Rener, P.O. Box 91135, West Vancouver, B.C., V7V 3N6 owner of 6518 Marlborough Avenue, Burnaby opposed to the rezoning application. He states his tenants already complain about the noise of sirens from the Firehall. The writer feels the Firehall should be built in an industrial area close by; not in a residential area.

A letter dated 1993 Arpil 27 was received from Mark Brewster, Kenmark Investments Limited, 3326 West 21st Avenue, Vancouver, B.C., V6L 1L2 owners of 4960 Bennett Street, requesting on behalf o their residents that Council address the following concerns: access and egress to the proposed site; design of the proposed building, location of the utilities for the site; the location of the tennis courts in Lobley Park; and the landscaping plans for the site.

Mr. David Wallin, 5030 Grimmer Street, Burnaby appeared before the members of Council to advise he is not opposed to the reconstruction of the Firehall. However, Mr. Wallin did advise that he is opposed to the proposed relocation of the tennis courts in Lobley Park. The speaker is most concerned that the courts are being placed as close as to 42 feet from his property and feels that it will have a negative impact on his property.

Mr. Peter Schwizgebel, 5026 Grimmer Street, Burnaby appeared before the members of Council and advised that he too is opposed to the relocation of the tennis courts. The speaker cites having a 10 foot high fence is front of his property, parking problems created by users of the courts and the overall proximity of the courts to his property as reasons for his objection.

Mr. Andrew Skott, 6565 Marlborough Avenue, Burnaby appeared before the members of Council to advise that he too is opposed to the location of the tennis courts. Mr. Skott would prefer to see the courts removed from the park.

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 the property at 6511 Marlborough Avenue from P3 Park and Public Use District to CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines and in accordance with the Development Plan entitled "Burnaby Firehall #3" prepared by James K.M. Cheng Architects Inc.).

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #54/92, Bylaw No. 9877 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 18, 1993" - BYLAW NO. 9878

Rezoning Reference #6/93

Portion of 7210 Mary Avenue - located on the northeasterly side of Mary Avenue between Edmonds and Holly Streets

Portion of Lot 102, D.L. 30, Grp. 1, NWD, Plan 50955

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District guidelines)

To: "Amended" CD Comprehensive Development District (based on RM4 Multiple Family Residential District and P2 Administration and Assembly District [for the antennae use] guidelines and in accordance with the Development Plan entitled "Middlegate Cell Site" prepared by Rogers Cantel Inc.)

The purpose of the proposed zoning bylaw amendment is to permit installation of cellular antennae.

Mr. Harvey Schmidke, representing Rogers Cantel the applicant for this rezoning application appeared before the members of Council to respond to questions.

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 the property at 7210 Mary Avenue from CD Comprehensive Development District (based on RM4 Multiple Family Residential District guidelines) to "Amended" CD Comprehensive Development District (based on RM4 Multiple Family Residential District and P2 Administration and Assembly District [for the antennae use] guidelines and in accordance with the Development Plan entitled "Middlegate Cell Site" prepared by Rogers Cantel Inc.).

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #6/93, Bylaw No. 9878 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 19, 1993" - BYLAW NO. 9879

Rezoning Reference #10/93

5811 Hardwick Street - located on the north side of Hardwick Street between Douglas Road and Godwin Avenue

Lot 14, Blk. 4, D.L. 76, Grp. 1, NWD, Plan 1885

From: R5 Residential District

To: R5b Residential District

The purpose of the proposed zoning bylaw amendment is to permit a group day-care of up to ten children.

A letter dated 1993 April 20 was received from Mrs. Paula Juk, 12931 - 56 Avenue, Surrey, owner of property located at 5850/5852 Hardwick Street expressing her opposition to the proposed rezoning application. Mrs. Juk feels that there is no necessity for such a facility in the immediate area; the daycare in addition to an existing group home facility already in the neighbourhood would create a grouping of such facilities; the dropping-off and picking-up of children would add to traffic and parking problems; and the size of the building to accommodate the facility would not fit in with the surrounding homes.

A letter dated 1993 April 25 was received from David Hutton, 5790 Hardwick Street, Burnaby expressing opposition to any development of a group daycare centre on the proposed site. The writer listed excessive morning noise, the size of the proposed home and the lack of need of such a facility in this neighbourhood as reasons for not granting this application. Mr. Hutton asks that if Council decides in favour of the application that it be limited to five children only.

A petition containing 10 signatures from residents of the 57/5800 blocks Hardwick Street has been received. The text of the petition is as follows:

"We the undersigned concur with the comments, concerns and reservations expressed by Mrs. Paula Juk in her written submission, dated April 20, 1993 (copy attached), to the public hearing, Tuesday, 1993 April 27 re: rezoning reference #10/93, 5811 Hardwick Street."

Dr. M.S. Ahmad, 4160 Manor Street, Burnaby appeared before the members of Council and advised that he and his wife were the applicants for this rezoning application. Dr. Ahmad believes that there is a need for a daycare facility in this neighbourhood and in Burnaby generally. The speaker explained that as this property backs onto the Burnaby City works yard with a rear lane access there will be very little disturbance to the neighbourhood with the dropping-off and picking-up of ten children. Dr. Ahmad advised that the home is designed to separate the daycare facility from the living area to make the daycare a proper facility.

The speaker concluded that he feels this daycare will be a benefit to the community.

Mr. Thomas Ho, 5788 Hardwick Street, Burnaby appeared before the members of Council to express his opposition to this rezoning application. Mr. Ho advised that with the City works facility located in this neighbourhood traffic was very busy on Hardwick Street and that a daycare facility will create more traffic congestion.

Mrs. Hamid Ahmed, 4160 Manor Street, Burnaby appeared before the members of Council to advise that she would be the operator of the proposed daycare facility. Mrs. Ahmed advised that she has been a teacher all her life and wants to use her qualifications in providing a daycare facility.

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Mrs. Ahmed believes that there is a real need for good, qualified daycare operators and wants to give back to her community by providing this. The speaker does not believe the traffic generated by this facility will be a problem.

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 5811 Hardwick Street from R5 Residential District to R5b Residential District.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #10/93, Bylaw No. 9879 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR LAWSON

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

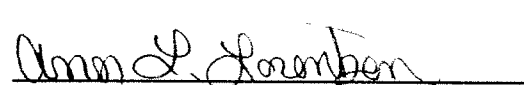
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 11:00 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER
OPERATIONS

CITY OF BURNABY
ZONING BYLAW AMENDMENTS
PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 1993 APRIL 27 AT 7:30 P.M.

in the Council Chamber, Burnaby City 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. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 1993" - BYLAW NO. 9874

Rezoning Reference #42/92

Portion of 3777 Lougheed Highway - located at the northeast corner of Lougheed Highway and Boundary Road

Portion of Pcl. 1, D.L.'s 117 & 118, Grp. 1, NWD, Ref. Plan 79213

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M5 Light Industrial District guidelines and in accordance with the Development Plan entitled "B.C. Gas Lochburn Site Rezoning" prepared by Musson Cattell MacKey Partnership)

The purpose of the proposed zoning bylaw amendment is to permit office development on the site.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 15, 1993" - BYLAW NO. 9875

Rezoning Reference #52/92

3930 and 4040 Henning Drive - located in the Bridge Business Park area at the south-east corner of the site bounded by the Henning Drive right-of-way on the north, Gilmore Avenue on the east, the BNR line on the south and the Bridge Studio lot on the west

Lots D and E, D.L. 118, Grp. 1, NWD, Plan LMP 2973

From: CD Comprehensive Development District (based on M5 Light Industrial District guidelines)

To: CD Comprehensive Development District (based on M1 Manufacturing District guidelines and in accordance with the Development Plan entitled "Aikenhead's Home Improvement Warehouse" prepared by Domco Engineering)

The purpose of the proposed zoning bylaw amendment is to allow the development of a retail building supply establishment.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 16, 1993" - BYLAW NO. 9876

Rezoning Reference #53/92

4135, 4149 and 4163 Sardis Street - located on the north side of Sardis Street between Barker and Patterson Avenues

Lots 13, 14, and 15, Blk. 36, D.L. 34, Grp. 1, NWD, Plan 1355

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density, and a maximum unit density of 124 units per hectare, and Metrotown Area 11 Development Plan guidelines, and in accordance with the Development Plan entitled "Sardis Court" prepared by Graham F. Crockart Architect)

The purpose of the proposed zoning bylaw amendment is to permit the development of a low-rise apartment with underground parking.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 17, 1993" - BYLAW NO. 9877

Rezoning Reference #54/92

Portion of 6511 Marlborough Avenue - located at the southwest corner of Bennett Street and Marlborough Avenue

Portion of Lot B, Blk. 27, Plan 5847, D.L. 152, Grp. 1, NWD

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines and in accordance with the Development Plan entitled "Burnaby Firehall #3" prepared by James K.M. Cheng Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the reconstruction of Fire Hall No. 3.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 18, 1993" - BYLAW NO. 9878

Rezoning Reference #6/93

Portion of 7210 Mary Avenue - located on the northeasterly side of Mary Avenue between Edmonds and Holly Streets

Portion of Lot 102, D.L. 30, Grp. 1, NWD, Plan 50955

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District guidelines)

To: "Amended" CD Comprehensive Development District (based on RM4 Multiple Family Residential District and P2 Administration and Assembly District [for the antennae use] guidelines and in accordance with the Development Plan entitled "Middlegate Cell Site" prepared by Rogers Cantel Inc.)

The purpose of the proposed zoning bylaw amendment is to permit installation of cellular antennae.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 19, 1993" - BYLAW NO. 9879

Rezoning Reference #10/93

5811 Hardwick Street - located on the north side of Hardwick Street between Douglas Road and Godwin Avenue

Lot 14, Blk. 4, D.L. 76, Grp. 1, NWD, Plan 1885

From: R5 Residential District

To: R5b Residential District

The purpose of the proposed zoning bylaw amendment is to permit a group day-care of up to ten children.

All persons who deem their interest in property affected by the proposed bylaws who wish to register an opinion may present letters and/or petitions addressed to the Mayor and Council, c/o Burnaby City Clerk's Department, 2nd Floor, 4949 Canada Way, Burnaby, B.C., V5G 1M2 prior to the Public Hearing or appear in person, by attorney or petition, at the said Hearing. Submissions will not be accepted after termination of the Public Hearing.

Copies of the Director Planning and Building'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 Burnaby City Hall.

Copies of the proposed bylaws may be inspected at the office of the City Clerk at 4949 Canada Way, Burnaby, B.C. from 8:00 a.m. to 4:45 p.m. weekdays from Tuesday, 1993 April 06 to Tuesday 1993 April 27.

C.A. Turpin
CITY CLERK