

1994 AUGUST 23

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1994 August 23 at 7:30 p.m.

PRESENT: Acting Mayor, Councillor D.A. Lawson  
Councillor D.R. Corrigan (Arrived 7:56 p.m.)  
Councillor D.P. Drummond (Arrived 7:34 p.m.)  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor L.A. Rankin  
Councillor C. Redman  
Councillor J. Young

ABSENT: Mayor W.J. Copeland

STAFF: D.G. Stenson, Director Planning and Building  
G. McCaskie, Committee Secretary

The Public Hearing was called to order at 7:32 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 30, 1994" - BYLAW NO. 10084

Rezoning Reference #9/94

Simon Fraser University Discovery Parks Site Ptn. 8888 Barnet Highway (Northwest of 8900 Nelson Way)

Ptn. Lot 145, D.L.'s 31, 101, 102, 141, 144, 147, 209, 210, 211, 212, 213, and 214, Grp. 1, NWD, Plan 27774

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on the Discovery Parks Community Plan and M5 Light Industrial District and P2 Administration and Assembly (for Ambulance Headquarters) use and density as guidelines, and in accordance with the Development Plan entitled "B.C.B.C. Ambulance Dispatch Centre" prepared by Annand Burton-Brown Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of an ambulance dispatch centre and regional office within Discovery Parks (SFU site).

A letter dated 1994 August 18 was received from Tomasz Wysokinski, Engineering Science Department, S.F.U. expressing opposition to the rezoning proposal.

A letter dated 1994 August 11 was received from Tim Jones, Emergency Preparedness Coordinator, Ambulance Paramedics of B.C., 350 - 4400 Hazelbridge Way, Richmond, B.C., V6X 3K7 expressing support for the rezoning proposal.

Dean Lamont, #12 - 8763 Ashgrove Crescent, Burnaby appeared before Council advising that he is a member of the Burnaby Mountain Preservation Society and stated that the Society is not opposed to the rezoning but is concerned about the precedent of building government office buildings at the site that do not have a direct connection with Simon Fraser University. The speaker suggested a number of modifications to the proposal to include a research facility for such things as water conservation, recycling and energy conservation and runoff water treatment.

\*\* Councillor Redman retired from the Public Hearing at 7:50 p.m. \*\*

Peter Clark, Project Manager, B.C.B.C., 3350 Douglas Street, Victoria, B.C. addressed Council advising that it is B.C.B.C.'s responsibility to build a new home for the B.C. Ambulance Regional office and Ambulance dispatch centre and provided some of the prerequisites that were required for a future site location.

The speaker advised that the current ambulance facility does not meet seismic requirements and does not have an adequate, stable communication system. The most critical aspect of relocating an ambulance dispatch facility is the strategic choice of a location which must be one cable mile from a B.C. Tel cabling office, must have a clear radio view of Mount Seymour, cannot be within evacuation distance from a railway track, dangerous goods route, pipeline or adjacent to high risk uses, must have enough elevation to provide direct vehicle contact and must be located on stable soil.

After an extensive search throughout the Lower Mainland, B.C. Buildings Corporation have determined that the Burnaby Mountain SFU Discovery Park site meets the criteria for the ambulance dispatch and regional office.

\*\* Councillor Redman returned to the Public Hearing at 7:57 p.m. and took her 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 the property at Simon Fraser University Discovery Parks Site Ptn. 8888 Barnet Highway (Northwest of 8900 Nelson Way) from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on the Discovery Parks Community Plan and M5 Light Industrial District and P2 Administration and Assembly (for Ambulance Headquarters) use and density as guidelines, and in accordance with the Development Plan entitled "B.C.B.C. Ambulance Dispatch Centre" prepared by Annand Burton-Brown Architects)

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

MOVED BY COUNCILLOR RANKIN  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #9/94, Bylaw No. 10084 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 31, 1994" - BYLAW NO. 10089

Rezoning Reference #6/94

5687/5605 Smith Avenue - located on the west side of Smith Avenue between Thurston Street and the Skytrain line

Lot 4 and N. 1/2 Lot 3, D.L. 35, Grp. 1, NWD, Plan 1198

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density)

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

Ted Murray, Architect, 4168 West 12th Avenue, Vancouver, B.C. appeared before Council and advised he was in attendance accompanied by Dennis Hoe, Bruce Holmes and Jeremy Gye to respond to any questions regarding the issue relating to the trees on this project.

Doug. Porter, 3782 Thurston Street, Burnaby, B.C. appeared before Council and expressed a concern regarding the preservation of the cottonwood trees in the area. Mr. Porter requested that the subject of the preservation of the cottonwood trees be referred to the Heritage Advisory committee for further review. The speaker stated that the trees in question could be used as a marker to signify where Still Creek once flowed.

Mr. Porter expressed a number of concerns regarding how B.C. Hydro would place underground ducts to minimize the impacts on the street trees. The speaker suggested that when constructing the sidewalk that consideration be given as to the depth of the sidewalk and what surface material will be used with the possibility that a shallower surface for the sidewalk would cause less disruption.

Regarding the arborist statement, that cottonwoods have a relatively short life span, Mr. Porter referred to a reference stating that cottonwoods can live 200 years. A concern was expressed regarding seven trees designated for immediate removal due to their hazard rating and other trees that are to be removed within two to three years etc.; the speaker questioned why the other trees designated to be removed at a later date which do not present a significant hazard, are not retained and reassessed at that time.

The speaker further highlighted concerns regarding the water table and the method that was used during excavation to retard water flow from the treed area to the installed drains. The speaker requested further clarification as to why this process could not contribute towards the retention of water. Mr. Porter also questioned where the storm sewer is going to be connected.

\*\* Councillor Drummond retired from the Public Hearing at 8:15 p.m. \*\*

The speaker questioned if there will be sufficient water to sustain the increase in the number of newly planted trees in this area and how will that effect the health of these trees.

The speaker recommended that the storm water be redirected from the building to the treed area. Concern was expressed about the removal of cottonwood trees, particularly from the perimeter area, exposing the remaining trees to wind stress that may be subject to blow downs. The speaker asked if the reconfiguration of underground parking to accommodate the large fir and pine trees on the front could be extended to the Ash trees near the frontage on Smith Avenue.

The speaker concluded by requesting a response to his concerns after due consideration.

Arising from the presentation, Councillor Corrigan was granted leave to introduce the following motion:

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR REDMAN

"THAT staff prepare a report with regard to the questions raised by Mr. Porter at the Public Hearing."

CARRIED UNANIMOUSLY

\*\* Councillor Rankin retired from the Public Hearing at 8:25 p.m. \*\*

\*\* Councillor Young retired from the Public Hearing at 8:25 p.m. \*\*

Bruce Hemstock, registered Landscape Architect, Duranti and Partners, Suite 100 - 1152 Mainland Street, Vancouver, addressed Council to explain the concept that was used in planning the woodlot area.

\*\* Councillor Drummond returned to the Public Hearing at 8:26 p.m. and took his place at the Council table. \*\*

Jeremy Gye, Arborist, 7721 Ontario Street, Vancouver, addressed Council to expand on why, in the plan, the healthy trees were being deleted.

\*\* Councillor Young returned to the Public Hearing at 8:30 p.m. and took his place at the Council table. \*\*

\*\* Councillor Rankin returned to the Public Hearing at 8:34 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 the properties at 5587/5605 Smith Avenue from R5 Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density)

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 #6/94, Bylaw No. 10089 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 32, 1994" - BYLAW NO. 10090

Rezoning Reference #16/94

4157, 4175 and 4191 Norfolk Street - located on the north side of Norfolk Street just north of Canada Way and south of the Trans-Canada Highway, west of the Gilmore Diversion and east of Broadview Park

Lots 7, 8 and 9, Blk. 37, D.L. 69, Grp. 1, NWD, Plan 1321

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Community Plan Eight guidelines, and in accordance with the Development Plan entitled "Norfolk Street" prepared by Auscan Architecture Ltd.)

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

Shannon Neunchtein, 4136 Dominion Street, Burnaby addressed Council in opposition to the rezoning proposal. Mrs. Neunchtein provided a petition containing 13 signatures of neighbours expressing opposition to the rezoning proposal. The content of the petition reads as follows:

"We, the residents of this neighbourhood wish to express our opposition to this rezoning application. Our concerns are twofold: Firstly, the dramatic effect this development will have upon the close knit residential character of the neighbourhood as we now experience it and second, the dramatic elimination of the last remaining greenspace currently enjoyed by the neighbourhood:

1. This neighbourhood is heavily dominated by single family unit properties with long term residents. The construction of a low rise apartment building would significantly diminish the quality and character of this small family neighbourhood through:

- introducing a type of housing which by its nature attracts a more transient type of resident who is generally uninterested in the quality of life in the immediate community.

- a significant increase in general traffic, commercial traffic (garbage, delivery services, etc.), garbage and disposal issues, noise, and population density.

- the above increases also escalate the danger to the significant number of neighbourhood children who frequently play in each other's yard and travel between them in the relative safety of the lane between Norfolk and Dominion Streets.

2. The loss of neighbourhood trees. The proposed development puts at risk three significant greenspace elements:

A. Lot 7 contains a substantial stand of trees which range in age from 10 to 50 years, with some standing close to 100 feet high. Loss of these trees would be a significant blow to an ever diminishing amount of greenspace and reflect the tendency of government to favour development at the expense of the environment. It would also eliminate a significant sound barrier for the neighbourhood. These trees insulate the neighbourhood from the noise of the nearby industrial area and the ever increasing commercial traffic on the Gilmore Diversion and Canada Way.

B. The proposal also threatens the loss of a 100 foot Western Red Cedar which borders Lots 8 & 9 on Norfolk Street. Loss of such a tree, or trees of the size mentioned above is simply unacceptable.

C. A substantial Laurel hedge (36' long, 20' high & 12' deep), with trunks averaging 12" in diameter is also at risk. It straddles Lots 8 & 9 and borders the lane which runs between Norfolk and Dominion, providing a valuable element of privacy and landscaping for the residents in this area of Norfolk and Dominion.

We hope that your decision regarding the development of this property is one which is sensitive to these concerns, and demands of the developers an incorporation of these stands of trees into their design to protect the neighbourhood's environmental integrity and quality.

We also request that you demand of Norfolk Investments their development plans be more sensitive to the character of this small family neighbourhood and satisfactorily address the concerns which we have brought to your attention.:

The petition was distributed to Council after the Public hearing and is available in the City Clerk's Department.

\*\* Councillor Corrigan returned to the Public Hearing at 8:45 p.m. and took his place at the Council table. \*\*

The speaker expressed concerns about inadequate parking provisions for residents of the condominium project and the lack of adequate transit, the concerned safety for children in the neighbourhood with no traffic light at Canada Way and Gilmore, the overcrowding of the Cascade School due to the closure of Schou School. The speaker also was concerned regarding the future closure of their laneway and the problems that this would create in the winter months; the loss of neighbourhood trees which range in age from 10 to 50 years, with some standing close to 100 feet high with the potential loss of a 100 foot Western Red Cedar which borders on Lots 8 and 9 on Norfolk Street and a laurel hedge with trunks averaging 13" in diameter is also at risk.

Mr. Neunchtein, 4136 Dominion Street, Burnaby addressed Council expressing his opposition to the rezoning proposal and suggested that as the public do not usually study the Community Plan, that Council's advertisement of a Public Hearing be more publicly displayed.

Floyd Wimol, 4145 Norfolk Street, Burnaby appeared before Council in opposition to the rezoning proposal. The speaker stated that there is currently no apartments in this area, and would like to keep the neighbourhood the way it is. He is opposed to higher density, more traffic and increase in youth in the neighbourhood.

Kevin Urbus, representing the client, Auscan Architecture Ltd., appeared before Council to address the concerns of Mrs. Neunchtein.

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 4157, 4175 and 4191 Norfolk Street from R5 Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Community Plan Eight guidelines, and in accordance with the Development Plan entitled "Norfolk Street" prepared by Auscan Architecture Ltd.)

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #16/94, Bylaw No. 10090 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 33, 1994" - BYLAW NO. 10091

Rezoning Reference #34/94

Ptn. 3925 Myrtle Street - located on the east side of Ingleton Avenue between Still Creek Avenue and Myrtle Street

Ptn. Lot A, D.L. 69, Grp. 1, NWD, Plan 17722

From: M6 Truck Terminal District

To: M2 General Industrial District

The purpose of the proposed zoning bylaw amendment is to permit the use of the property as a trade contractors shop and yard for heating and air conditioning.

A letter dated 1994 August 18 was received from P. Lliam Jones, Property Manager, Universal Holdings Ltd., P.O. Box 875, Winnipeg, Manitoba, R3C 2S5, owners of the property immediately North of proposed rezoning site expressing no opposition to the rezoning proposal or the intended use by applicant but expressed concern regarding the reduction of available M6 sites.

\*\* Councillor Redman retired from the Public Hearing at 9:20 p.m. \*\*

\*\* Councillor Young retired from the Public Hearing at 9:21 p.m. \*\*

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 3925 Myrtle Street from M6 Truck Terminal District to M2 General Industrial District

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

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #34/94, Bylaw No. 10091 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 34, 1994" - BYLAW NO. 10092

Rezoning Reference #37/94

7170 Antrim Avenue - located on the east side of Antrim Avenue across Beresford Street from the Skytrain line



Lot 82, D.L. 98, Grp. 1, NWD, Plan 34549

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the Development Plan entitled "Beresford House" prepared by W.A. Fougere)

The purpose of the proposed zoning bylaw amendment is to permit low-rise multi-family residential development.

No one appeared in connection with this rezoning application.

Don Stenson, Director Planning and Building addressed Council noting that the Environmental Health Department has advised that there is a need for an environmental assessment and remediation due to the history of the property's industrial use. As a result, a report will be forwarded to Council on September 06 asking Council to establish a further prerequisite condition.

\*\* Councillor Redman returned to the Public Hearing at 9:30 p.m. and took her place at the Council table. \*\*

\*\* Councillor Young returned to the Public Hearing at 9:32 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 the property at 7170 Antrim Avenue from M1 Manufacturing District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the Development Plan entitled "Beresford House" prepared by W.A. Fougere)

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR RANKIN

"THAT this Public Hearing relating to Rezoning Reference #37/94, Bylaw No. 10092 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 35, 1994" - BYLAW NO. 10093

Rezoning Reference #39/94

3855 Henning Drive - located on the north side of Henning Drive between Boundary Road and Gilmore Avenue

Ptn. Lot B, D.L. 118, Grp. 1, NWD, Plan LMP2973

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

To: "Amended" CD Comprehensive Development District (based on M5 Light Industrial District guidelines and in accordance with the Development Plan entitled "Bridge Corporate Centre" prepared by John Hollifield Architect)

The purpose of the proposed zoning bylaw amendment is to provide for development of a multi-tenant strata-titled two storey industrial building.

Harley Smith, #300 - 1190 Melville Street, Vancouver, representing the developer, appeared before Council to answer any questions regarding the rezoning proposal.

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 3855 Henning Drive from CD Comprehensive Development District (based on M5 Light Industrial District guidelines) to "Amended" CD Comprehensive Development District (based on M5 Light Industrial District guidelines and in accordance with the Development Plan entitled "Bridge Corporate Centre" prepared by John Hollifield Architect)

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rezoning Reference #39/94, Bylaw No. 10093 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 37, 1994" - BYLAW NO. 10095

Rezoning Reference #45/94

5730 Marine Drive - located on the south side of Marine Drive between Gilley Avenue and MacPherson Avenue

Pcl. B (Ref. Pl. 15504), Blk. 38, D.L. 159, Grp. 1, NWD, Plan 930

From: C4 Service Commercial District

To: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into single-family dwelling lots.

A letter dated 1994 August 23 was received from Brad Pollock, 5730 Marine Drive, Burnaby, applicant for the rezoning proposal requesting that his property be subdivided into three single family lots since it fits into all necessary guidelines under R2 zoning.

Brad Pollock, 1281 Chelsey Avenue, Port Coquitlam appeared before Council in support of his 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 5730 Marine Drive from C4 Service Commercial District to R2 Residential District.

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR RANKIN

"THAT this Public Hearing relating to Rezoning Reference #45/94, Bylaw No. 10095 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 38, 1994" - BYLAW NO. 10096

Rezoning Reference #27/94

3555 and Ptn. 3719 Gilmore Way - located in Discovery Parks (B.C.I.T. site) on the west side of Gilmore Way, south of Canada Way

Lot 1, D.L. 71, Grp. 1, NWD, Plan 081989; Ptn. Lot 13 Exc.: Firstly: Part subdivided by Reference Plan 70812, Secondly: Part subdivided by Reference Plan 81989, D.L. 71, Grp. 1, NWD, Plan 59477

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on the Discovery Parks Community Plan and M5 Light Industrial District use and density as guidelines, and in accordance with the Development Plan entitled "Hong Kong Bank of Canada Group Systems Development Centre" prepared by Wales McLelland Construction Co.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a parking lot and the location of a future building expansion.

A letter dated 1994 August 23 was received from Parvin Chami and Linda Walsh, 3710 Kalyk Avenue, Burnaby, B.C., V5G 3B2 expressing a number of concerns regarding the green belt and erection of a buffer along with a concern regarding receipt of the Public Hearing notification.

Parvin Chami, 3710 Kalyk Avenue, Burnaby addressed Council on behalf of the neighbours in the vicinity who are opposed to the rezoning application. The speaker expressed a concern as to the limited time in which she received the notification in the mail regarding the date for the Public Hearing. The speaker stated, on behalf of the neighbours, the following concerns: The trees on the site are in good health, contrary to what is implied in the rezoning. The trees enhance the quality of life by lessening traffic noise and providing a peaceful place to walk and enjoy nature. A concern was expressed regarding the lack of underground parking at the Bank of Hong Kong building and requested the developer to consider the possibility of underground parking before above-ground parking is approved.

It was the understanding of the neighbours that the Bank of Hong Kong had agreed to erect a buffer at the time when the existing building and parking lot were constructed. It is requested that the City receive a guarantee from the developer that a buffer will be erected, both in the new and existing developments and that the residents be consulted as to the type(s) of trees that will be planted.

The speaker concluded by requesting that their concerns be given consideration.

Jacqui Fenn, 3626 Kalyk Avenue, Burnaby addressed Council on behalf of the residents and citizens who use Discovery Park. The speaker recited the definition of "What is a Park" from Webster's dictionary along with a short poem expressing her opposition to the rezoning proposal.

It was suggested that if more parking space is required, the Ismailian Temple parking could be used during the day.

Maartje Fenn, 3626 Kalyk Avenue, Burnaby, addressed Council in opposition to further commercial development. The speaker advised that the reason they chose to live where they do is because of the beautiful natural environment created by the park behind their home and the diverse species of birds, squirrels, raccoon and coyotes that can be found in the area.

Mrs. Fenn concluded by suggesting that Council reconsider the concerns as expressed by the residents and people who use Discovery Park.

Gerry O'Keefe, Hong Kong Bank of Canada, appeared before Council to address some of the concerns expressed by the previous speakers.

- \*\* Councillor Corrigan retired from the Public Hearing at 10:00 p.m. \*\*
- \*\* Councillor Rankin retired from the Public Hearing at 10:00 p.m. \*\*
- \*\* Councillor Rankin returned to the Public Hearing at 10:05 p.m. and took his place at the Council table. \*\*

\*\* Councillor Corrigan returned to the Public Hearing at 10:05 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 the property at 3555 and Ptn. 3719 Gilmore Way from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on the Discovery Parks Community Plan and M5 Light Industrial District use and density as guidelines, and in accordance with the Development Plan entitled "Hong Kong Bank of Canada Group Systems Development Centre" prepared by Wales McLelland Construction Co.)

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #27/94, Bylaw No. 10096 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR EVANS

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


CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:07 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
COMMITTEE SECRETARY

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, 1994 AUGUST 23 AT 7:30 P.M.

in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2, to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 30, 1994" - BYLAW NO. 10084

Rezoning Reference #9/94

Simon Fraser University Discovery Parks Site Ptn. 8888 Barnet Highway (Northwest of 8900 Nelson Way)

Ptn. Lot 145, D.L.'s 31, 101, 102, 141, 144, 147, 209, 210, 211, 212, 213, and 214, Grp. 1, NWD, Plan 27774

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on the Discovery Parks Community Plan and M5 Light Industrial District and P2 Administration and Assembly (for Ambulance Headquarters) use and density as guidelines, and in accordance with the Development Plan entitled "B.C.B.C. Ambulance Dispatch Centre" prepared by Annand Burton-Brown Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of an ambulance dispatch centre and regional office within Discovery Parks (SFU site).

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 31, 1994" - BYLAW NO. 10089

Rezoning Reference #6/94

5687/5605 Smith Avenue - located on the west side of Smith Avenue between Thurston Street and the Skytrain line

Lot 4 and N. 1/2 Lot 3, D.L. 35, Grp. 1, NWD, Plan 1198

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density)

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

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 32, 1994" - BYLAW NO. 10090

Rezoning Reference #16/94

4157, 4175 and 4191 Norfolk Street - located on the north side of Norfolk Street just north of Canada Way and south of the Trans-Canada Highway, west of the Gilmore Diversion and east of Broadview Park

Lots 7, 8 and 9, Blk. 37, D.L. 69, Grp. 1, NWD, Plan 1321

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Community Plan Eight guidelines, and in accordance with the Development Plan entitled "Norfolk Street" prepared by Auscan Architecture Ltd.)

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

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 33, 1994" - BYLAW NO. 10091

Rezoning Reference #34/94

Ptn. 3925 Myrtle Street - located on the east side of Ingleton Avenue between Still Creek Avenue and Myrtle Street

Ptn. Lot A, D.L. 69, Grp. 1, NWD, Plan 17722

From: M6 Truck Terminal District

To: M2 General Industrial District

The purpose of the proposed zoning bylaw amendment is to permit the use of the property as a trade contractors shop and yard for heating and air conditioning.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 34, 1994" - BYLAW NO. 10092

Rezoning Reference #37/94

7170 Antrim Avenue - located on the east side of Antrim Avenue across Beresford Street from the Skytrain line

Lot 82, D.L. 98, Grp. 1, NWD, Plan 34549

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the Development Plan entitled "Beresford House" prepared by W.A. Fougere)

The purpose of the proposed zoning bylaw amendment is to permit low-rise multi-family residential development.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 35, 1994" - BYLAW NO. 10093

Rezoning Reference #39/94

3855 Henning Drive - located on the north side of Henning Drive between Boundary Road and Gilmore Avenue

Ptn. Lot B, D.L. 118, Grp. 1, NWD, Plan LMP2973

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

To: "Amended" CD Comprehensive Development District (based on M5 Light Industrial District guidelines and in accordance with the Development Plan entitled "Bridge Corporate Centre" prepared by John Hollifield Architect)

The purpose of the proposed zoning bylaw amendment is to provide for development of a multi-tenant strata-titled two storey industrial building.

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 37, 1994" - BYLAW NO. 10095

Rezoning Reference #45/94

5730 Marine Drive - located on the south side of Marine Drive between Gilley Avenue and MacPherson Avenue

Pcl. B (Ref. Pl. 15504), Blk. 38, D.L. 159, Grp. 1, NWD, Plan 930

From: C4 Service Commercial District

To: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into single-family dwelling lots.

8. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 38, 1994" - BYLAW NO. 10096

Rezoning Reference #27/94

3555 and Ptn. 3719 Gilmore Way - located in Discovery Parks (B.C.I.T. site) on the west side of Gilmore Way, south of Canada Way



Lot 1, D.L. 71, Grp. 1, NWD, Plan 081989; Ptn. Lot 13 Exc.:  
Firstly: Part subdivided by Reference Plan 70812, Secondly: Part  
subdivided by Reference Plan 81989, D.L. 71, Grp. 1, NWD, Plan  
59477

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on the  
Discovery Parks Community Plan and M5 Light Industrial  
District use and density as guidelines, and in accordance  
with the Development Plan entitled "Hong Kong Bank of Canada  
Group Systems Development Centre" prepared by Wales McLelland  
Construction Co.)

The purpose of the proposed zoning bylaw amendment is to permit the  
construction of a parking lot and the location of a future building  
expansion.

All persons who believe that their interest in property is affected by  
a proposed bylaw shall be afforded a reasonable opportunity to be heard  
or to present written submissions respecting matters contained in the  
bylaw.

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, 1994 August 08 to Tuesday 1994 August 23.

NO REPRESENTATION WILL BE RECEIVED BY COUNCIL  
AFTER THE CONCLUSION OF THE PUBLIC HEARING

C.A. Turpin  
CITY CLERK