

1994 JULY 26

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1994 July 26 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.G. Evans (Arrived 8:30 p.m.)
Councillor D.N. Johnston
Councillor L.A. Rankin
Councillor C. Redman
Councillor J. Young

ABSENT: Councillor D.R. Corrigan
Councillor D.P. Drummond
Councillor D.A. Lawson

STAFF: Mr. D.G. Stenson, Director Planning & Building
M. Pasqua, Administrative Officer Operations

The Public Hearing was called to order at 7:42 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 1994" - BYLAW NO. 10064

Rezoning Reference #15/94

5241 Oakmount Crescent; Ptn. 5842 Baffin Place - located east of the Oakmount Crescent loop north of the Elgin Place and Baffin Place subdivision.

Lot 12, D.L. 94, Grp. 1, NWD, Plan LMP5547; Ptn Lot 66, D.L. 94, Grp. 1, NWD, Plan 35988

From: CD Comprehensive Development District and R4 Residential District

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Oakalla Development Plan as guidelines, and in accordance with the Development Plan entitled "Oaklands Housing Lot 12 and Proposed Baffin Place Townhouse Development" prepared by Urban Design Group and David Ho Architects)

The purpose of the proposed zoning bylaw amendment is to permit townhouse development.

Steven Sinclair, Urban Design Group Architects Ltd., applicant for the rezoning, 900 - 815 West Hastings Street, Vancouver appeared before Council to address matters relating to view preservation for residents bordering the proposed development and installation of security gates.

Mr. Sinclair indicated that the plan of development comprises two parcels of land to accommodate 14 townhouses. As there are five residences bordering directly behind the subject site, the speaker provided photographs and artistic renderings, for comparison purposes, illustrating current views taken from the abutting properties and proposed elevations for the new development. The suggestion of security gates at the entrance to the driveway is not supported by Burnaby staff but the speaker suggested it would be very desirable for this project.

Brenda Felker, 5835 Elgin Place, Burnaby addressed Council as the owner of a property immediately abutting the subject site. Ms. Felker questioned the amount of view she would be left with and what assurances she would have that the elevations being shown will be adhered to.

Ron Bates, 5858 Baffin Place, Burnaby appeared before Council and inquired as to the guarantee the residents will have that the proposed development will conform to what is being presented at the Public Hearing. The speaker indicated that past history has proven that development plans have altered mid-stream during construction and he did not know who to approach at City Hall to advise these changes were taking place. For clarification, Mr. Bates questioned the current status of Site 10b and further, what steps are being taken to ensure tree preservation on the site.

Paul Wedge, 5843 Baffin Place, Burnaby addressed Council with concerns regarding the preservation of the view he currently enjoys. The speaker further advised that the proposed 24 foot offset in the lane behind Baffin Place will not in any way help garbage and/or maintenance trucks to maneuver in and out of the lane.

** Councillor Evans arrived at the Public Hearing at 8:30 p.m. and took his place at the Council table. **

John Virani, #73 - 5950 Heathercrest Drive, Burnaby appeared before Council with concerns regarding the protection of the view from his kitchen and family room.

** Councillor Redman retired from the Public Hearing at 8:37 p.m. **

Heinz Dobbick, 5831 Baffin Place, Burnaby addressed Council regarding the proposed fence to be constructed within one or two feet of the laneway at the rear of his property. Mr. Dobbick advised that he already experiences problems maneuvering his motorhome and questioned if the fence could be relocated farther back onto the subject site.

Mr. Dobbick requested that the proposed townhouse development be designated as adult oriented similar to the Polygon development. In concluding, the speaker advised he has been living for one year with the constant construction noise and questioned whether Council could restrict construction hours on weekends.

In response, Mr. D.G. Stenson, Director Planning and Building undertook to look into the matter of relocating the fence and advise Council accordingly.

** Councillor Redman returned to the Public Hearing at 8:40 p.m. and took her place at the Council table. **

** Councillor Young retired from the Public Hearing at 8:41 p.m. **

Ron Bates, 5858 Baffin Place, Burnaby again addressed Council with concerns regarding construction noise which is destroying the peace of the neighbourhood. Mr. Bates questioned if there were bylaws in place to control construction hours and the level of noise.

** Councillor Young returned to the Council Chamber at 8:50 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 5241 Oakmount Crescent; Ptn. 5842 Baffin Place from CD Comprehensive Development District and R4 Residential District to "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Oakalla Development Plan as guidelines, and in accordance with the Development Plan entitled "Oaklands Housing Lot 12 and Proposed Baffin Place Townhouse Development" prepared by Urban Design Group and David Ho Architects)

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 #15/94, Bylaw No. 10064 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 1994" - BYLAW NO. 10065

Rezoning Reference #19/94

5200 Oakmount Crescent - located east of Royal Oak Avenue and north of Oakland Street in the centre of the western edge of the Oaklands development site.

Lot 9, D.L. 84, Grp. 1, NWD, Plan LMP 5547

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District density and use and Oakalla Development Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a townhouse project.

Greg Spearn, Senior Vice President Development, Polygon Development, 1800 Spyglass Place, Vancouver addressed Council as the applicant for rezoning and provided a brief overview of the rezoning proposal which will consist of 78, three bedroom townhomes. The speaker displayed a site plan and an artistic rendering of the townhouse development.

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 5200 Oakmount Crescent from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District density and use and Oakalla Development Plan as guidelines).

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #19/94, Bylaw No. 10065 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 29, 1994" - BYLAW NO. 10066

Rezoning Reference #26/94

7155 Kingsway - located on the north side of Kingsway between Salisbury Avenue and Hall Avenue

Lot A, Exc: Part Subdivided by Plan 41038, D.L. 95, Grp. 1, NWD, Plan 21955

From: C3 and C3a General Commercial District

To: CD Comprehensive Development District (based on C3 and C3a General Commercial District guidelines)

The purpose of the proposed zoning bylaw amendment is to establish a Bingo Hall within the existing shopping centre.

A letter dated 1994 July 19 was received from Mrs. Catherine Eryou, 7035 Balmoral Street, Burnaby, B.C., V5E 1J4 expressing opposition to the rezoning proposal.

A letter dated 1994 July 17 was received from Mr. Mervin Boe, 7227 Arcola Street, Burnaby, B.C., V5E 1H7 expressing opposition to the rezoning proposal.

A letter dated 1994 July 22 was received from Miriam Mowat, representing Third Estates Ltd., #302 - 1037 West Broadway, Vancouver, B.C., V6H 1E3 expressing opposition to the rezoning proposal.

A letter dated 1994 July 26 was received from Don Williams, 301 - 7030 Hall Avenue, Burnaby, B.C., V5E 3A9 expressing support for the rezoning proposal. However, the writer was concerned regarding hours of operation and parking on Hall Avenue.

Jane Meiley, 6754 Stanley Street, Burnaby addressed Council requesting more information on the proposed bingo hall relocation to Middlegate Mall. The speaker further questioned if an impact study had been conducted in the neighbourhood regarding the affects of gambling and suggested that a decision of this magnitude should be decided by referendum.

Randall St. Goddard, 6525 Canada Way, Burnaby appeared before Council in his capacity as President of the Bingo Headquarters Charities Association. Mr. St. Goddard provided background details and highlights regarding the relocation of the bingo facility from Metrotown to Middlegate. Mr. St. Goddard indicated his full support for the rezoning proposal as it would provide a means of entertainment while at the same time, support local charities.

Alan Dyck, Bingo Country, 401B, 7093 King George Highway, Surrey addressed Council and expanded on the entertainment aspect of bingo. The speaker suggested that it is his objective to provide more comfortable conditions for a form of recreation which has been around for years. Mr. Dyck assured Council he had not experienced any problems with other bingo establishments and that the subject site is considered to be a very good location to support a bingo operation.

** Councillor Rankin retired from the Public Hearing at 9:26 p.m. **

Muriel Ferrari, 1153 Ridley Drive, Burnaby addressed Council as the Executive Director of Burnaby Information and Volunteer Services and spoke in favour of the rezoning proposal. Ms. Ferrari advised that plans for the relocation of the bingo hall from Metrotown to Middlegate have been ongoing for one year and that she has documented the process should anyone wish background information. In concluding, the speaker suggested that the additional noise resulting from a bingo operation could not be any worse than that emanating from the operation of Ed's Pizza and McDonald's Restaurant.

Don Williams, 301 - 7030 Hall Avenue, Burnaby addressed Council advising his apartment faces Hall Avenue and the proposed bingo hall will be located approximately 35 metres away. The speaker's concerns related to parking and hours of operation. In concluding, Mr. Williams advised that while he supports the location of the bingo hall, it should operate no later than the existing businesses in the Mall (11:00 p.m.).

Miriam Mowat, representing Third Estates Ltd., 302 - 1037 West Broadway, Vancouver addressed Council on behalf of the residents of the two apartment complexes directly north of the subject site. There are 70, three bedroom units in three-storey walk-up type buildings with each family having 2 or 3 children. The speaker contended that the noise problem which will result from the operation of the proposed bingo hall will be very disruptive to the neighbourhood during the late evening hours. Additional traffic will be generated on Salisbury, Hall and Elwell Streets which will also disturb those single and multiple family residences. The speaker further alluded to concerns regarding crime in the area.

Andrew Mowat, appearing in support of his wife, Miriam Mowat expanded on comments made regarding the noise which would result from the bingo operation and requested restrictions be placed on the hours of operation (11:00 p.m.) in order to minimize the disruption to the neighbourhood. Further, Mr. Mowat requested consideration of restricting parking in the rear of the mall by placing gates across the entrance way with signing indicating that the parking lot is closed at 11:00 p.m.

Judy Dillan, 6961 Hall Avenue, Burnaby addressed Council advising of her support for the bingo hall at Middlegate Mall.

Alan Dyck, Bingo Country, 401B - 7093 King George Highway, Surrey again addressed Council to address comments made by previous speakers regarding crime and the restriction of parking in the north parking lot of Middlegate Mall. The speaker indicated that Bingo Country will do everything within its power to encourage patrons to park in the south parking lot.

Kyle Skinner, 6743 Burns Street, Burnaby appeared before Council in opposition to the proposed rezoning. The speaker was of the opinion that it would invite a criminal element into the Mall area.

Frank Ryan, 7225 First Street, Burnaby addressed Council on behalf of the Burnaby Metrotown Rotary Club which, being a charitable organization, supported the proposed rezoning.

Glen Webb, 9136 145A Street, Surrey addressed Council representing Vancouver/Richmond Association for the Mentally Handicapped and encouraged Council's support for the 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 7155 Kingsway from C3 and C3a General Commercial District to CD Comprehensive Development District (based on C3 and C3a General Commercial District guidelines)

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 #26/94, Bylaw No. 10066 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:00 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, 1994 JULY 26 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. 27, 1994" - BYLAW NO. 10064

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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 July 12 to Tuesday 1994 July 26.

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

C.A. Turpin
CITY CLERK