

1994 MAY 31

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1994 May 31 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.G. Evans
Councillor D.A. Lawson
Councillor D.N. Johnston
Councillor L.A. Rankin
Councillor C. Redman (Arrived 7:40 p.m.)
Councillor J. Young (Arrived 7:47 p.m.)

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

STAFF: D.G. Stenson, Director Planning and Building
M. Pasqua, Administrative Officer Operations
S. Cleave, Committee Secretary

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 1994" - BYLAW NO. 10033

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to require the designation of at least one accessible parking space in parking lots with 26 to 50 parking spaces; to state the requirement for the provision of accessible parking spaces in the ratio of 1 for every 100 or part thereof where more than 50 parking spaces are provided; and to state that in all other remaining aspects, the provisions of the B.C. Building Code, Section 3.7.3.4.(1), related to parking for disabled persons would continue to apply.

No one appeared in connection with this Text Amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment a decision was reached to SUPPORT the designation of at least one accessible parking space in parking lots with 26 to 50 parking spaces; to state the requirement for the provision of accessible parking spaces in the ratio of 1 for every 100 or part thereof where more than 50 parking spaces are provided; and to state that in all other remaining aspects, the provisions of the B.C. Building Code, Section 3.7.3.4.(1), related to parking for disabled persons would continue to apply.

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

MOVED BY COUNCILLOR RANKIN
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10033 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 16, 1994" - BYLAW NO. 10042

Rezoning Reference #53/93

4343 Lougheed Highway - located on the north side of Lougheed Highway between Rosser Avenue and Madison Avenue

Lot 78, D.L. 119, Grp. 1, NWD, Plan 64595

From: CD Comprehensive Development District (based on C3 General Commercial District guidelines)

To: "Amended" CD Comprehensive Development District (based on C3a General Commercial District guidelines and in accordance with the Development Plan entitled "Lougheed Hotel, 4343 Lougheed Highway, Burnaby, B.C." prepared by Lyn T. Jones and Associates Design Consultants)

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a retail beer and wine store.

An undated letter was received from Pat Mulcahy, Administrator, Rideau Manor, 1850 Rosser Avenue, Burnaby, B.C. expressing support for the rezoning proposal.

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

Doug Bromage, Still Creek Management Limited, 1750 - 401 West Georgia Street, Vancouver addressed Council accompanied by Lyn T. Jones, Design Consultant and provided an overview of the proposal to establish a retail beer and wine store within the existing structure at the Lougheed Hotel. Mr. Bromage suggested that the retail operation will be in keeping with the neighbourhood and will not generate any additional traffic.

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 4343 Lougheed Highway from CD Comprehensive Development District (based on C3 General Commercial District guidelines) to "Amended" CD Comprehensive Development District (based on C3a General Commercial District guidelines and in accordance with the Development Plan entitled "Lougheed Hotel, 4343 Lougheed Highway, Burnaby, B.C." prepared by Lyn T. Jones and Associates Design Consultants).

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 #53/93, Bylaw No. 10042 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 17, 1994" - BYLAW NO. 10043

Rezoning Reference #60/93

7555 Edmonds Street - located on the north side of Edmonds Street between Canada Way and Mary Avenue

Parcel One, D.L. 30, Grp. 1, NWD, Plan 80516

From: CD Comprehensive Development District (based on C2a Community Commercial District guidelines)

To: "Amended" CD Comprehensive Development District (based on C2a Community Commercial District guidelines and in accordance with the Development Plan entitled "Proposed Exterior Patio Addition" prepared by D.J.S. Design)

The purpose of the proposed zoning bylaw amendment is to permit the relocation of the licensed patio seating area to the front of the neighbourhood pub.

A letter dated 1994 May 20 was received from Bob Saucier, President and Doris Routliffe, Secretary-Treasurer, on behalf of Winch Tower Tenant Association, 7216 Mary Avenue, Burnaby, B.C. expressing opposition to the rezoning proposal.

Lynn Purvis, Manager of Winch Tower, 7216 Mary Avenue, Burnaby addressed Council and wished to correct the letter received by Council from the Winch Tower Tenant Association. There have been no complaints from tenants of the Tower regarding the pub operation at the Loughheed Hotel, and the reason the letter of opposition was sent was because the tenants understood that the pub would be increasing the seating capacity.

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 7555 Edmonds Street from CD Comprehensive Development District (based on C2a Community Commercial District guidelines) to "Amended" CD Comprehensive Development District (based on C2a Community Commercial District guidelines and in accordance with the Development Plan entitled "Proposed Exterior Patio Addition" prepared by D.J.S. Design).

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 #60/93, Bylaw No. 10043 be now terminated."

CARRIED UNANIMOUSLY

Councillor Young arrived at the Public Hearing at 7:47 p.m. and took his place at the Council table.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 18, 1994" - BYLAW NO. 10044

Rezoning Reference #69/93

6808 and 6820 Southpoint Drive - located at the northeast corner of Southpoint Drive and Arbor Street

Lots 22 and 23, Blk. 6, D.L. 171, Grp. 1, NWD, Plan 2686

From: R5 Residential District

To: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District guidelines, and in accordance with the Development Plan entitled "B.C. Hydro and Power Authority Child Care Facility" prepared by Pacific Architectural Group Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a child care facility.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the properties at 6808 and 6820 Southpoint Drive from R5 Residential District to CD Comprehensive Development District (based on P1 Neighbourhood Institutional District guidelines, and in accordance with the Development Plan entitled "B.C. Hydro and Power Authority Child Care Facility" prepared by Pacific Architectural Group 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 #69/93, Bylaw No. 10044 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 19, 1994" - BYLAW NO. 10045

Rezoning Reference #14/94

4401 Still Creek Drive - located in the Willingdon Business Park on the northwest side of Still Creek Drive, north of the Trans Canada Highway and west of Willingdon Avenue

Lot P, D.L. 70, Grp. 1, NWD, Plan 71013

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 "Willingdon Park Phase IV" prepared by InterPlan Architecture and Planning)

The purpose of the proposed zoning bylaw amendment is to permit the building of a three storey office/warehouse building.

John Scott, InterPlan Architecture and Planning, 400 - 131 Water Street, Vancouver appeared before Council representing the applicant, Slough Estates. Mr. Scott was accompanied by Brian Romer, General Manager of Slough Estates. Mr. Scott, with the assistance of visual renderings, gave a detailed description of the rezoning proposal for a three storey office/warehouse building adjacent to the McDonald's Restaurant at the east end of Willingdon Business 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 the property at 4401 Still Creek 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 "Willingdon Park Phase IV" prepared by InterPlan Architecture and Planning).

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 #14/94, Bylaw No. 10045 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 20, 1994" - BYLAW NO. 10046

Rezoning Reference #18/94

5270 Oakmount Crescent - located east of Royal Oak Avenue, adjacent to the linear parkway, within the Oakmount Crescent loop

Lot 5, D.L. 84 and 94, Grp. 1, NWD, Plan LMP5547

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Oakalla Development Plan as guidelines and in accordance with the Development Plan entitled "Lot 5 Oaklands" prepared by L.D. Laidlaw Architecture)

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

John O'Donnell, Vice President Development, Polygon Development 53 Limited appeared before Council accompanied by two architects. Mr. O'Donnell presented an overview of the development and advised he was in attendance to respond to any questions regarding the rezoning.

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 5270 Oakmount Crescent from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Oakalla Development Plan as guidelines and in accordance with the Development Plan entitled "Lot 5 Oaklands" prepared by L.D. Laidlaw Architecture).

Arising from the Commission's consideration of Bylaw No. 10046 - Rezoning Reference No. 18/94, the following motion was adopted:

"THAT Council be requested to introduce a further prerequisite condition to the rezoning being, that the developer undertake not to introduce age restrictions."

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #18/94, Bylaw No. 10046 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 21, 1994" - BYLAW NO. 10047

Rezoning Reference #20/94

4252 Imperial Street - located on the south side of Imperial Street between Willingdon Avenue and McKay Avenue

Lot 5, D.L. 149, Grp. 1, NWD, Plan 3602

From: R5 Residential District

To: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District guidelines, and in accordance with the Development Plan entitled "Proposed Burnaby Evangelical Bible Church" prepared by Kenneth E. King)

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

A petition dated 1994 April 14 containing 42 signatures was received expressing opposition to the rezoning proposal. The content of the petition reads as follow:

"We are neighbours in close proximity to the above-mentioned proposed property rezoning from R5 Residential District to P1 Neighbourhood Institutional District. Your Council, with the exception of Councillor Corrigan and Councillor Drummond (who was absent), voted on March 21, 1994 to give favourable consideration to this rezoning request despite a negative recommendation of your staff. We are vehemently opposed to the proposed rezoning.

In our view, the property is not suitable for rezoning to "Institutional District". The property is located in the middle of a block occupied by single family homes or duplexes and a church does not fit whatsoever within the character of the neighbourhood.

As we see it, the church would impact on our neighbourhood as follows:

1. There would be constant traffic in and out of the lane and adjacent streets bringing even more traffic, noise and pollution to the neighbourhood than we are experiencing now. Imperial Street is already overburdened with traffic headed for Metrotown and bringing an additional one hundred or more cars on a regular basis to this area would be unconscionable.
2. The parking lot will not accommodate all the cars of the 200 people in the congregation and the churchgoers will have to find parking on our streets and in the lane.

3. The noise from traffic and people leaving their cars early on Sunday morning and late evenings would disrupt our quiet neighbourhood. Children would likely run through the lane, streets and even through private properties.
4. When not in use by the congregation itself, the premises will almost certainly be rented out to other groups at various times and the church will not have control over the actions of the renters.
5. The congregation is likely to grow beyond the present numbers resulting in overcrowding and increased problems with traffic, parking, noise and pollution.
6. There are three brand new houses on our street backing on to the lane most affected by the proposed rezoning. The owners bought and built their new homes believing that the neighbourhood will remain the same as when they bought their properties. They and others fear that the problems associated with having a church in their back yard would lower the value of their properties.
7. The many seniors and young families living in our neighbourhood would be placed in danger by the increased traffic. Children now play in the lane and on the street and it would be unfair if they were forced off the open areas by the increased traffic.
8. Willingdon and Hurst Streets are members of the Block Watch program and the constant movement of strange cars would make it impossible to monitor the safety of the neighbourhood.
9. The proposed project would negatively impact on the water problem existing on the subject block and may affect other properties.
10. Rezoning a property from R5 to P1 would set a precedent for other properties in this area destroying the single family housing character of the whole neighbourhood, a character which we prefer and which we are determined to keep.

As you can see from the above, we believe a church is wholly unsuitable for this area. There are already a few religious institutions south of Marine Drive and we believe that and other areas (such as light industrial) are much more suitable than ours in which to build a church.

A petition is forthcoming from the residents in the area opposing this development."

A letter dated 1994 April 18 was received from Elizabeth Black and Ken MacLeod, 6949 Willingdon Avenue, Burnaby, B.C., V5J 3R3 expressing opposition to the rezoning proposal.

A letter dated 1994 May 17 was received from Clifford W. Bressler, 6909 Willingdon Avenue, Burnaby, B.C., V5J 3R3 expressing opposition to the rezoning proposal.

A letter dated 1994 May 26 was received from Margaret Stevens, 7067 Gray Avenue, Burnaby, B.C., V5J 3Y9 expressing opposition to the rezoning proposal.

A letter dated 1994 April 26 was received from Rev. Peter Chiu, Pastor, Burnaby Evangelical Chinese Bible Church, 6125 Nelson Avenue, Burnaby, B.C., V5H 3J1 expressing support for the rezoning proposal.

A letter dated 1994 April 20 was received from Ev. and Doug Hosgood, 6858 Willingdon Avenue, Burnaby, B.C., V5J 3R2 expressing support for the rezoning proposal.

A letter dated 1994 May 18 was received from Liu Siu Chun, 4835 Irmin Street, Burnaby, B.C., V5J 1Y4 expressing support for the rezoning proposal.

A letter dated 1994 May 18 was received from Lum King Fun, 5390 Walter Place, Burnaby, B.C., V5G 4K2 expressing support for the rezoning proposal.

A letter dated 1994 May 18 was received from Chen Sing Yung, 1401-7275 Salisbury Avenue, Burnaby, B.C., V5E 4E1 expressing support for the rezoning proposal.

A letter dated 1994 May 21 was received from Mrs. Jane Chia, 1430 Giles Place, Burnaby, B.C., V5A 3K6 expressing support for the rezoning proposal.

A letter dated 1994 May 18 was received from Margaret Chang, 1406-5790 Patterson Avenue, Burnaby, B.C., V5H 2M8 expressing support for the rezoning proposal.

An undated letter was received from Mr. and Mrs. Chen, 15E-6218 Patterson Avenue, Burnaby, B.C., V5H 4P3 expressing support for the rezoning proposal.

A letter dated 1994 May 17 was received from Benjamin and Lynn Chen, 4950 Beamish Court, Burnaby, B.C., V5G 3W8 expressing support for the rezoning proposal.

A letter dated 1994 May 18 was received from T.H. Chang, 7155 - 4th Street, Burnaby, B.C., V5E 3X7 expressing support for the rezoning proposal.

An undated letter was received from Ms. S.Y. Leong, Rm. 1101 - 4288 Grange Street, Burnaby, B.C., V5H 1N8 expressing support for the rezoning proposal.

A letter dated 1994 May 23 was received from Meu-Hsin Chang, 4271 Fitzgerald Avenue, Burnaby, B.C., V5G 4H8 expressing support for the rezoning proposal.

A letter dated 1994 May 22 was received from Terry Ho, 6736 Broadway, Burnaby, B.C., V5B 2Y8 expressing support for the rezoning proposal.

A letter dated 1994 May 16 was received from Chang Yu Kuci Fong, 4642 Northview Court, Burnaby, B.C., V5H 1E3 expressing support for the rezoning proposal.

A letter dated 1994 May 19 was received from Edward Parker, 5191 Elsom Avenue, Burnaby, B.C., V5G 3J9 expressing support for the rezoning proposal.

An undated letter was received from Celilia Tan, 4D-6128 Patterson Avenue, Burnaby, B.C., V5H 4P3 expressing support for the rezoning proposal.

An undated letter was received from U.Y. Rosario, 5259 Clinton Street, Burnaby, B.C., V5J 2L7 expressing support for the rezoning proposal.

A letter dated 1994 May 20 was received from Ng Lan Eng, #201-5790 Patterson Avenue, Burnaby, B.C., V5H 4H6 expressing support for the rezoning proposal.

A letter dated 1994 May 22 was received from Ying-Ming Sun, 6773 Acacia Avenue, Burnaby, B.C., V5E 3J8 expressing support for the rezoning proposal.

A letter dated 1994 May 19 was received from Luther and Diana Chang, #1920-4825 Hazel Street, Burnaby, B.C., V5H 3J1 expressing support for the rezoning proposal.

A letter dated 1994 May 14 was received from Mrs. Chang Lee-Ching, 4159 Victory Street, Burnaby, B.C., V5J 1P6 expressing support for the rezoning proposal.

An undated petition containing 23 signatures was received expressing support for the rezoning proposal. The content of the petition reads as follows:

"We, the undersigned, are the church members of Burnaby Evangelical Bible Church, living within the Municipality of Burnaby, shall be grateful if the Council of Burnaby will approve our church application for our proposed community church at the above address."

A letter dated 1994 May 24 was received from Boon and Ivy Siew, 6456 McKay Avenue, Burnaby, B.C., V5H 2X1 expressing support for the rezoning proposal.

A letter dated 1994 May 20 was received from Paul Hung, 3811 Chelsea Crescent, Burnaby, B.C., V5A 3H9 expressing support for the rezoning proposal.

A letter dated 1994 May 19 was received from James Wong, 7145 - 4th Street, Burnaby, B.C., V5E 3X7 expressing support for the rezoning proposal.

A letter dated 1994 May 20 was received from Shirley Lin, a Burnaby resident, expressing support for the rezoning proposal.

A letter dated 1994 May 22 was received from Wu Chen Yueh-Kwei, 1104-6595 Bonsor Avenue, Burnaby, B.C., V5H 4G5 expressing support for the rezoning proposal.

A letter dated 1994 May 20 was received from Karen Chau, 6-7345 Sandborne Avenue, Burnaby, B.C., V3N 4W6 expressing support for the rezoning proposal.

A letter dated 1994 May 20 was received from a 2 Burnaby residents whose signatures were illegible expressing support for the rezoning proposal.

A letter dated 1994 May 23 was received from M. Zhu, address unknown, expressing support for the rezoning proposal.

A letter dated 1994 May 21 was received from Mrs. F.Y. Ng, 5128 Imperial Street, Burnaby, B.C., V5G 3J3 expressing support for the rezoning proposal.

A letter dated 1994 May 20 was received from Steven and Susan Chow, 306-4591 Sanders Street, Burnaby, B.C., V5H 1S8 expressing support for the rezoning proposal.

A letter dated 1994 May 23 was received from Winston Fung, 5276 Willingdon Avenue, Burnaby, B.C., V5H 2T2 expressing support for the rezoning proposal.

A letter dated 1994 May 19 was received from Pastor M.S. Wong, 1704-6055 Nelson Avenue, Burnaby, B.C., V5H 4L4 expressing support for the rezoning proposal.

A letter dated 1994 May 22 was received from Mr. J. Fiddick, 4372 Greta Avenue, Burnaby, B.C., V5J 1N8 expressing support for the rezoning proposal.

An undated letter was received from Arthur and Dorca Wong, 3803 Imperial Street, Burnaby, B.C., V5J 1A2 expressing support for the rezoning proposal.

A letter dated 1994 May 20 was received from Ching J. Wang, 4824 Colbrook Court, Burnaby, B.C., V5G 3Y4 expressing support for the rezoning proposal.

A letter dated 1994 May 14 was received from Betty and Tony Tang, 7611 McGregor Avenue, Burnaby, B.C., V5J 4H4 expressing support for the rezoning proposal.

A letter dated 1994 May 23 was received from E.J. & M. Symonds, 4650 Northview Court, Burnaby, B.C., V5H 1E3 expressing support for the rezoning proposal.

A letter dated 1994 May 22 was received from Mark and Chen-Ling Yang, 2177 Rietta Court, Burnaby, B.C., V3J 7J7 expressing support for the rezoning proposal.

A letter dated 1994 May 16 was received from James and Sophia Lee, 4754 Buxton Street, Burnaby, B.C., V5H 1J3 expressing support for the rezoning proposal.

A letter dated 1994 May 21 was received from Hsu Chieh-Ran, 1202-6240 McKay Avenue, Burnaby, B.C., V5H 4L8 expressing support for the rezoning proposal.

A petition containing 104 signatures of neighbours was received expressing opposition to the rezoning proposal. The content of the petition reads as follows:

"We, the undersigned, are the neighbours in proximity to the above-mentioned proposed property rezoning from R5 Residential District to P1 Neighbourhood Institutional District.

In our view, the property is not suitable for rezoning to 'Institutional District'. This property is situated in the middle of a block occupied by single family homes or duplexes. A church does not fit within the character of this neighbourhood. We do not wish to change the present character. We are additionally opposed to the increased traffic, parking, noise and pollution this proposed use would bring to our neighbourhood. (See letter to City Council dated April 13, 1994)".

An undated letter was received from Peter Madden, 7007 Willingdon Avenue, Burnaby, B.C., V5J 3R4 in opposition to the rezoning proposal.

A letter dated 1994 May 23 was received from Marlene Boschmann, 5350 Clinton Street, Burnaby, B.C., V5J 2L6 expressing support for the rezoning proposal

A letter dated 1994 May 23 was received from H. Durvisseau, 5281 Clinton Street, Burnaby, B.C., V5J 2L7 expressing support for the rezoning proposal.

A petition containing 100 signatures was received expressing support for the rezoning proposal. The content of the petition reads as follows:

"We, the undersigned, feel a church with a daycare at 4252 Imperial Street would be beneficial to the neighbourhood."

A letter dated 1994 May 31 was received from Peter Madden, 7007 Willingdon Avenue, Burnaby, B.C., V5J 3R4 expressing opposition to the rezoning proposal.

Peter Chiu, Pastor, Burnaby Evangelical Bible Church, 6125 Nelson Avenue, Burnaby appeared before Council and provided a 14 year history of the activities and accomplishments of the parish. The congregation has significantly grown over the years and is now unable to function to its full capacity because of space constraints. Pastor Chiu acknowledged the concerns of the neighbourhood with respect to traffic and parking and offered to initiate a traffic management plan, enforced by the Church, to ensure the neighbourhood would not be disrupted. In concluding, the speaker offered the use of the church for recreation and Block Watch meetings.

Kenneth Abramson, 6950 Willingdon Avenue, Burnaby addressed Council on behalf of 104 petitioners who are opposed to the rezoning application. The speaker stated that, in the petitioners view, the property is not suitable for Institutional Zoning as it is situated mid-block where there are predominantly single family homes. The petitioners are also opposed to the increased traffic, parking, noise and pollution which would be brought upon the neighbourhood.

Phillip Yen, 2401 - 6055 Nelson Avenue, Burnaby addressed Council representing the "Yen" family and questioned why Council directed staff to work with the applicant towards a suitable plan of development when the Planning Department recommended against the rezoning proposal. Mr. Yen encouraged all parties to have an open mind when considering the rezoning proposal and suggested that the church would enhance the neighbourhood in many respects.

Councillor Rankin retired from the Council Chamber at 8:58 p.m.

Councillor Young retired from the Council Chamber at 8:58 p.m.

Peter Madden, 7007 Willingdon Avenue, Burnaby addressed Council in opposition to the rezoning request. Mr. Madden advised that there were two matters of concern; the first being the matter of a precedent being set as there are also six properties in the area owned by another church; and the second concern is that of fairness to the existing owners of the subject property who were unsuccessful in their attempts to redevelop the property due to City rules and regulations. In concluding, Mr. Madden advised that 89 percent of the neighbourhood is opposed to the rezoning and urged Council to maintain the existing residential use of the property.

Councillor Rankin returned to the Council Chamber at 9:00 p.m. and took his place at the Council table.

Dave Chang, 4159 Victory Street, Burnaby addressed Council in support of the rezoning proposal.

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

Mr. Chang advised he was currently a student at Burnaby South Secondary School and that at his vulnerable age, the subject Church has provided him with a positive direction in life. Mr. Chang was of the opinion that the proposed church would beautify the existing neighbourhood and provide a positive influence.

Rick Janice, 7030 Willingdon Avenue, Burnaby addressed Council with concerns regarding the proposed daycare centre in the Church and the closing of lane access to Imperial Street. The speaker urged Council to consider the concerns of the neighbours.

Councillor Redman returned to the Council Chamber at 9:10 p.m. and took her place at the Council table.

Edward Orr, 7149 Nelson Avenue, Burnaby addressed Council in support of the rezoning application. Mr. Orr was of the opinion that more space is required in order for the church to do its work.

Carl Eden, 4241 Greta Street, Burnaby addressed Council in opposition to the rezoning as it would only intensify the existing traffic congestion in the area.

Douglas Hosgood, 6858 Willingdon Avenue, Burnaby addressed Council advising he has resided immediately adjacent to the subject property for 46 years. Mr. Hosgood supports the rezoning proposal but questioned the decision to close off lane access to Imperial Street.

Lui Pasquale, 6895 McKay Avenue, Burnaby appeared before Council as a property owner abutting the subject site. Mr. Pasquale opposes the rezoning as the back parking lot of the church will be closed in and become inviting to the undesirable elements. The speaker also felt that traffic was already at its capacity in the area as a result of Metrotown.

Kenneth King, Architect, 568 Beatty Street, Vancouver addressed Council as the applicant for the rezoning, representing Burnaby Evangelical Church.

Councillor Young returned to the Council Chamber at 9:35 p.m. and took his place at the Council table.

Mr. King elaborated on the objectives and design principles which are the basis of the recommended design concept. A collaborative effort with the Planning Department has been deployed and has resulted in identifying and addressing the issues arising from the development proposal. In concluding, Mr. King advised that, in order to create a compatible proposal which is complimentary to the surrounding neighbourhood, the initial proposal has been revised in terms of its massing and scale. The speaker further undertook to initiate a traffic management plan in an attempt to allay any problems or concerns of the neighbouring properties.

Gordon Turnbull, 4259/61 Hurst Street, Burnaby addressed Council as a 30 year resident who is in opposition to the rezoning. Mr. Turnbull urged Council to retain the current residential character of the neighbourhood and suggested that the proposed development would have a negative impact.

Cliff Silverthorne, 3723 Moscrop Street, Burnaby addressed Council as the Chief of Staff, Burnaby Hospital and advised of his support for the rezoning proposal. Mr. Silverthorne felt the development would be a positive change to the community and therefore rejected the comments made by those speakers in opposition to the rezoning.

Grazio Zanatta, 7091 Willingdon Avenue, Burnaby appeared before Council in opposition to the rezoning. Mr. Zanatta's main concern was the safety of the children being jeopardized due to the increase in traffic generated by the proposed development. The speaker was also concerned regarding a precedent being set whereby another six lots in the area, owned by another religious group, will follow in the future with a proposal to build another church.

The Public Hearing (Zoning) RECESSED at 9:54 p.m.

The Public Hearing (Zoning) RECONVENED at 10:08 p.m. with Councillors Corrigan and Drummond absent.

His Worship, Mayor Copeland indicated that, due to the late hour, he had been approached by several residents of the Westridge area who had been patiently waiting for their item to come forward on the Public Hearing agenda.

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR EVANS

"THAT the Public Hearing (Zoning) regarding 'Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 1994' - Bylaw No. 10047 be now ADJOURNED for a period of ten (10) minutes, to be reconvened on Tuesday, 1994 May 31 in the Council Chamber, Burnaby City Hall."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) agenda resumed.

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 1994" - BYLAW NO. 10048

Rezoning Reference #22/94

410/16/22/28/34/40/46/52/58/64/70 Northcliffe Crescent; 7002/03/04/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/70/75/76/83/84/89/90/91/93/95 Malibu Drive; 7001/02/06/09/10/17/18/25/26/33/34/41/42/49/50/57/58/65/73/81/89/97 Belcarra Drive; 7003/04/08/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/ 63/64/69/72/75/81/87/93 Sierra Drive; 7005/15/25/35/45/55/65/75/85 Ridge Drive; 7201/07/13/19/35/39/43/63 Inlet Drive - generally bounded by Ridge Drive, Cliff Avenue, the C.P. Railway, a portion of Barnet Beach Park, Bayview Drive and Inlet Drive

Lots 171/72/73/74/75/76/77/78/79/80/81, Plan 11850; Lots 137/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70, Plan 11693; Lots A, B, C, D, Plan 23149; Lots 82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103, Plan 11626; Lots 78/79/80/81/104/05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36, Plan 11656; Lots 69/70/71/72/73/74/75/76/77, Plan 11573 all of D.L. 216, Grp. 1, NWD

From: R2 Residential District

To: R10 Residential District

The purpose of the proposed zoning bylaw amendment is for limiting the permitted bulk of single-family dwellings.

A letter dated 1994 May 31 was received from Joe Paiero, 7016 Malibu Drive expressing opposition to the rezoning proposal.

A letter dated 1994 May 31 was received from Ken Dahl, 7021 Malibu Drive expressing support for 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 properties at 410/16/22/28/34/40/46/52/58/64/70 Northcliffe Crescent; 7002/03/04/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/70/75/76/83/84/89/90/91/93/95 Malibu Drive; 7001/02/06/09/10/17/18/25/26/33/34/41/42/49/50/57/58/65/73/81/89/97 Belcarra Drive; 7003/04/08/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/ 63/64/69/72/75/81/87/93 Sierra Drive; 7005/15/25/35/45/55/65/75/85 Ridge Drive; 7201/07/13/19/35/39/43/63 Inlet Drive from R2 Residential District to R10 Residential District.

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 1994 - Bylaw No. 10048 - Rezoning Reference No. 22/94 be now ADJOURNED to Tuesday, 1994 June 21 at 7:30 p.m. in the Council Chamber, Burnaby City Hall."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR JOHNSTON

"THAT the Public Hearing relating to Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 21, 1994 - Bylaw No. 10047 be now RECONVENED."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) reconvened at 10:15 p.m.

James Wong, 3154 Ivanhoe Street, Vancouver addressed Council in support of the rezoning application. Mr. Wong has been a member of the Church's congregation for 7 years and suggested that the introduction of the facility into the neighbourhood would not create any hardship on the existing residences. Mr. Wong concluded by suggesting that the proposal for a daycare operation within the church could be withdrawn if it is a major concern of the neighbouring residents.

Bernadette Catt, 7075 Willingdon Avenue, Burnaby appeared before Council advising she operated a daycare from her home and was a member of the neighbourhood block watch program. Ms. Catt was concerned regarding the safety of the children as a result of the increased traffic which would be brought upon them.

Jerry Wu, 3700 Edgemont Boulevard, North Vancouver addressed Council as a member of the Board for the Burnaby Evangelical Bible Church. Mr. Wu spoke in support of the rezoning and advised that the congregation wished to become a participatory member of the community.

Uma Prasad, 6970 Willingdon Avenue, Burnaby addressed Council in opposition to the rezoning for all the reasons mentioned by previous speakers who were also opposed.

Lawrence Wong, 3071 East 56th Avenue, Vancouver addressed Council in support of the application. Mr. Wong reminded Council of the Advisory Planning Commission's support for the rezoning. In terms of traffic management, Mr. Wong suggested that an appropriate action would be to limit access and egress to the church parking lot by restricting left turns in and out. On behalf of the church, Mr. Wong undertook to monitor traffic movement in order to maintain the livability of the neighbourhood.

Mirko Fajfar, 6208 Denbigh Avenue, Burnaby appeared before Council and advised that, as a builder for 30 years, he had experienced lost revenue when constructing homes in the vicinity of a church.

Rosalyn Lai, 6226 Burns Street, Burnaby addressed Council providing statistics on the current housing market. This information was provided to indicate that housing prices are dictated by supply and demand and not a rezoning to anything other than residential in a neighbourhood.

Shirley Wong, 4276 Imperial Street, Burnaby addressed Council in opposition to the rezoning and urged Council to retain the existing residential zoning on the subject property.

Wong San, 6055 Nelson Avenue, Burnaby, with the assistance of an interpreter, advised Council that he was a Pastor for over 40 years and had immigrated to Canada in 1973. Mr. San agreed that the public hearing process was democratic and acknowledged that there are two sides to every issue. Mr. San requested Council's support for the proposal.

William Der, 6990 Willingdon Avenue, Burnaby addressed Council advising of his opposition to the rezoning proposal. Mr. Der's concerns were economic and safety related.

Dave Lindquist, 6911 McKay Avenue, Burnaby addressed Council in support for the rezoning which he felt was the best use of the property.

Jana Abramson, 6950 Willingdon Avenue, Burnaby appeared before Council and questioned why, when the Planning staff had recommended against the rezoning, Council saw fit to proceed to a Public Hearing. Ms. Abramson urged Council to work with the property owner to facilitate a land assembly in order to allow him to maintain the residential designation of the properties for subdivision purposes.

Tony Tang, 7611 McGregor Avenue, Burnaby addressed Council in support of the rezoning proposal. Mr. Tang suggested that construction of the church would create a peaceful and harmonious community. Mr. Tang advised that the current crime situation places the residents and businesses at risk and therefore the church would have a more positive impact.

Ken MacLeod, 6949 Willingdon Avenue, Burnaby addressed Council in opposition to the development proposal. Mr. MacLeod preferred to see the residential zoning maintained for the sake of the entire neighbourhood.

Boon Sieu, 6456 McKay Avenue, Burnaby appeared before Council in support of the rezoning which he felt would become a landmark in the community.

Sue Jang, 3193 East 23rd Avenue, Vancouver addressed Council advising she resided in close proximity to a church which has never caused her any of the problems being referred to by those in opposition to the rezoning. Ms. Jang supports the rezoning application.

Paul Nightingale, 4252 Imperial Street, Burnaby addressed Council advising of his opposition to the rezoning proposal due to a further increase to the traffic and noise already brought upon the area as a result of Metrotown.

Lui Lucarino, 6869 McKay Avenue, Burnaby addressed Council relating to his experience of residing beside a church. Mr. Lucarino suggested that the proposal, in theory, looks acceptable but in reality, the neighbourhood does suffer from the negative impact of noise and traffic. The speaker does not support the rezoning application.

Jerry Madden, 7007 Willingdon Avenue, Burnaby addressed Council as a 13 year resident who is opposed to the rezoning. Mr. Madden advised that the neighbourhood is a very fragile pocket of housing which has been ignored during all of the major changes taking place. Traffic has become unbearable and the residents feel the peace and security of their homes is being threatened.

Pat Eeles, residing at 6026 Leibly Avenue and owner of 6989 Willingdon Avenue appeared before Council questioning how the rezoning had come so far when the neighbourhood had clearly indicated they did not support the development proposal.

Councillor Redman retired from the Council Chamber at 11:35 p.m.

Marlene Guthrie, 6910 Willingdon Avenue, Burnaby addressed Council advising of her opposition to the rezoning due to increased noise and safety concerns.

Peter Tang, 8381 Selkirk Street, Vancouver addressed Council as a Director of the Burnaby Evangelical Bible Church. Mr. Tang committed to work with the neighbourhood to overcome any problems relating to traffic.

Councillor Young retired from the Council Chamber at 11:36 p.m.

Pat Wallis, 6759 Willingdon Avenue, Burnaby addressed Council in opposition to the rezoning due to the traffic pattern changes which would take place. With Imperial Street being a truck route, the speaker questioned how the proposed development could suggest a daycare operation.

Chi Lee, a resident of Surrey addressed Council advising he was a member of the church congregation and requested Council's support for the rezoning application.

Chi E. Wah, 4824 Colbrook Court, Burnaby addressed Council suggesting that, even if the development created an increase in traffic, the facility would benefit the entire community and therefore he supported 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 4252 Imperial Street from R5 Residential District to CD Comprehensive Development District (based on P1 Neighbourhood Institutional District guidelines, and in accordance with the Development Plan entitled "Proposed Burnaby Evangelical Bible Church" prepared by Kenneth E. King).

Arising from the Commission's consideration of Bylaw No. 10047 - Rezoning Reference No. 20/94, the following motion was adopted:

"THAT Council be requested to refer the issue of left turn movements into and out of 4252 Imperial Street to the Traffic and Transportation Committee for review."

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 #20/94, Bylaw No. 10047 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR EVANS

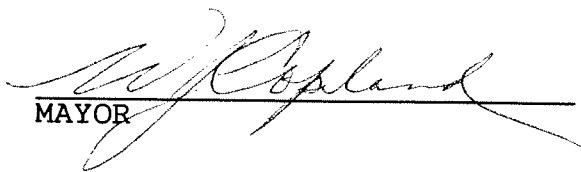
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 11:40 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 MAY 31 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. 14, 1994" - BYLAW NO. 10033

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to require the designation of at least one accessible parking space in parking lots with 26 to 50 parking spaces; to state the requirement for the provision of accessible parking spaces in the ratio of 1 for every 100 or part thereof where more than 50 parking spaces are provided; and to state that in all other remaining aspects, the provisions of the B.C. Building Code, Section 3.7.3.4.(1), related to parking for disabled persons would continue to apply.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 16, 1994" - BYLAW NO. 10042

Rezoning Reference #53/93

4343 Lougheed Highway - located on the north side of Lougheed Highway between Rosser Avenue and Madison Avenue

Lot 78, D.L. 119, Grp. 1, NWD, Plan 64595

From: CD Comprehensive Development District (based on C3 General Commercial District guidelines)

To: "Amended" CD Comprehensive Development District (based on C3a General Commercial District guidelines and in accordance with the Development Plan entitled "Lougheed Hotel, 4343 Lougheed Highway, Burnaby, B.C." prepared by Lyn T. Jones and Associates Design Consultants)

The purpose of the proposed zoning bylaw amendment is to permit establishment of a retail beer and wine store.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 17, 1994" - BYLAW NO. 10043

Rezoning Reference #60/93

7555 Edmonds Street - located on the north side of Edmonds Street
between Canada Way and Mary Avenue

Parcel One, D.L. 30, Grp. 1, NWD, Plan 80516

From: CD Comprehensive Development District (based on C2a Community
Commercial District guidelines)

To: "Amended" CD Comprehensive Development District (based on C2a
Community Commercial District guidelines and in accordance
with the Development Plan entitled "Proposed Exterior Patio
Addition" prepared by D.J.S. Design)

The purpose of the proposed zoning bylaw amendment is to permit
relocation of the licensed patio seating area to the front of the
neighbourhood pub.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 18, 1994" - BYLAW NO. 10044

Rezoning Reference #69/93

6808 and 6820 Southpoint Drive - located at the northeast corner of
Southpoint Drive and Arbor Street

Lots 22 and 23, Blk. 6, D.L. 171, Grp. 1, NWD, Plan 2686

From: R5 Residential District

To: CD Comprehensive Development District (based on P1
Neighbourhood Institutional District guidelines, and in
accordance with the Development Plan entitled "B.C. Hydro and
Power Authority Child Care Facility" prepared by Pacific
Architectural Group Inc.)

The purpose of the proposed zoning bylaw amendment is to permit
development of a child care facility.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 19, 1994" - BYLAW NO. 10045

Rezoning Reference #14/94

4401 Still Creek Drive - located in the Willingdon Business Park on
the northwest side of Still Creek Drive, north of the Tans Canada
Highway and west of Willingdon Avenue

Lot P, D.L. 70, Grp. 1, NWD, Plan 71013

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 "Willingdon Park Phase IV" prepared by InterPlan Architecture and Planning)

The purpose of the proposed zoning bylaw amendment is to permit the building of a three storey office/warehouse building.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 20, 1994" - BYLAW NO. 10046

Rezoning Reference #18/94

5270 Oakmount Crescent - located east of Royal Oak Avenue, adjacent to the linear parkway, within the Oakmount Crescent loop

Lot 5, D.L. 84 and 94, Grp. 1, NWD, Plan LMP5547

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Oakalla Development Plan as guidelines and in accordance with the Development Plan entitled "Lot 5 Oaklands" prepared by L.D. Laidlaw Architecture)

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

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 21, 1994" - BYLAW NO. 10047

Rezoning Reference #20/94

4252 Imperial Street - located on the south side of Imperial Street between Willingdon Avenue and McKay Avenue

Lot 5, D.L. 149, Grp. 1, NWD, Plan 3602

From: R5 Residential District

To: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District guidelines, and in accordance with the Development Plan entitled "Proposed Burnaby Evangelical Bible Church" prepared by Kenneth E. King)

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

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 1994" - BYLAW NO. 10048

Rezoning Reference #22/94

410/16/22/28/34/40/46/52/58/64/70 Northcliffe Crescent; 7002/03/04/
09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/70/
75/76/83/84/89/90/91/93/95 Malibu Drive; 7001/02/06/09/10/17/18/25/
26/33/34/41/42/49/50/57/58/65/73/81/89/97 Belcarra Drive; 7003/04/
08/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/ 63/64/69/
72/75/81/87/93 Sierra Drive; 7005/15/25/35/45/55/65/75/85 Ridge
Drive; 7201/07/13/19/35/39/43/63 Inlet Drive - generally bounded by
Ridge Drive, Cliff Avenue, the C.P. Railway, a portion of Barnet
Beach Park, Bayview Drive and Inlet Drive

Lots 171/72/73/74/75/76/77/78/79/80/81, Plan 11850; Lots 137/42/43/
44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/6
6/67/68/69/70, Plan 11693; Lots A, B, C, D, Plan 23149; Lots 82/83/
84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103,
Plan 11626; Lots 78/79/80/81/104/05/06/07/08/09/10/11/12/13/14/15/
16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36,
Plan 11656; Lots 69/70/71/72/73/74/75/76/77, Plan 11573 all of D.L.
216, Grp. 1, NWD

From: R2 Residential District

To: R10 Residential District

The purpose of the proposed zoning bylaw amendment is for limiting
the permitted bulk of single-family dwellings.

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 May 10 to Tuesday 1994 May 31.

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

C.A. Turpin
CITY CLERK