

1995 FEBRUARY 21

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 February 21 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.P. Drummond (Arrived 7:44 p.m.)
Councillor D.G. Evans
Councillor D.A. Lawson
Councillor D.N. Johnston
Councillor C. Redman
Councillor J. Young

ABSENT: Councillor D.R. Corrigan
Councillor L.A. Rankin

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

The Public Hearing was called to order at 7:31 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 1, 1995" - BYLAW NO. 10168

Rezoning Reference #8/94

6501 Sprott Street - located on the north side of Sprott Street between Kensington Avenue and the Trans-Canada Highway just north and east of Norland Avenue in the Burnaby Lake Sports Complex area

Lot 163 Exc: Part Dedicated Road on Plan 64107, D.L. 77, Grp. 1, NWD, Plan 42281; and City-owned lands to the west to be incorporated in the site

From: CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines) and R5 Residential District

To: "Amended" CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines, and in accordance with the Development Plan entitled "8 Rinks Burnaby" prepared by PBK Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of an expansion of the existing Four Rinks facility to accommodate a total of eight rinks with ancillary food and beverage facilities.

A letter dated 1995 February 21 was received from Ronald F. Green, Strata Council, Strata LMS 324, 3060/3070 Norland Avenue, Burnaby, B.C., expressing opposition to the rezoning proposal.

Brian Stone, Stonehaven Projects Inc., #301 - 1770 West 7th Avenue, Vancouver addressed Council as the rezoning applicants, representing Canlan Investment Corporation and Van Bourne Group Ltd., the registered owners of Four Rinks Hockey Complex. Mr. Stone advised he has been working on this assignment for one year and proceeded to provide a brief overview of the development project. The proposal is to renovate the existing building and add four ice rinks to create an integrated, comprehensive, modern and functional eight rink complex. Amenities will include a restaurant and sports lounge overlooking all eight ice surfaces, bleacher seating for up to 1,000 spectators, meeting rooms and banquet facilities, games rooms, a proshop, administration office, sixteen dressing rooms and the requisite equipment and plant facilities.

In concluding, the speaker suggested that the new complex will fulfill community and market needs through creative and respectful cooperation between private and public interests.

Conrad Boychuk, PBK Architects Limited, addressed Council to speak to the elevations and aesthetics of the development proposal. The speaker displayed four artistic renderings of different angles of the facility and explained there would be a front lobby/atrium and the entrance to the building which would be fronting onto Norland Avenue. Mr. Boychuk suggested that the site will be landscaped somewhat luxuriously and the exterior colour schemes blend well with the surrounding neighbourhood characteristics.

Marek Gnatowski, representing Northgate Business Centre Strata Council, 3060/3070 Norland Avenue, Burnaby addressed Council on behalf of 35 independent businesses operating on Norland Avenue.

Mr. Gnatowski submitted a letter from Ronald Green, a member of the Strata Council, opposing the proposed rezoning without prior improvements to the Norland/Sprott intersection including traffic lights.

** Councillor Drummond arrived at the Public Hearing at 7:44 p.m. and took his place at the Council table. **

Mr. Gnatowski advised that the Strata Council will not support the rezoning proposal until such time as improvements are made to the Norland Avenue/Sprott Street intersection. During rush hour, these roads are used by heavy traffic and very large trucks, thereby creating a very dangerous and frustrating situation. The speaker concluded by advising that, if road improvements are initiated and completed, the Strata Council would be in support of the rezoning proposal.

Steve Mancinelli, 5610 Georgia Street, Burnaby addressed Council with a reminder that he has been on record as opposing any concept of development which would attract more traffic into Burnaby. Mr. Mancinelli questioned why the subject site is in the process of being cleared. In concluding, the speaker suggested that, by selling the 4 acre parcel of public land, the City has given up any future options for the use of these public lands.

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 6501 Sprott Street from CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines) and R5 Residential District to "Amended" CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines, and in accordance with the Development Plan entitled "8 Rinks Burnaby" prepared by PBK Architects Ltd.)

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 #8/94, Bylaw No. 10168 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 2, 1995" - BYLAW NO. 10169

Rezoning Reference #70/94

4367 and 4371 Pender Street; 311 Madison Avenue - the two sites are located half a block from Hastings Street, one at the southwest corner of Madison Avenue and Albert Street, the other at the northwest corner of Rosser Avenue and Pender Street, both at the eastern end of the non-core commercial area designated in the Hastings Street Area Plan

Lots 20 and 19, Blk. 11, D.L. 121, Grp. 1, NWD, Plan 1054; Lots 17 and 18, Blk. 7, DL. 121, Grp. 1, NWD, Plan 1054

From: R5 Residential District

To: CD Comprehensive Development District (based on P8 Parking District and the Hastings Street Area Plan as guidelines, and in accordance with the Development Plan entitled "Public Parking Lots" prepared by the City of Burnaby

The purpose of the proposed zoning bylaw amendment is to permit the development of two surface public parking lots.

Claudia Campana, Coordinator of the Heights Merchants' Association, #102 - 4011 Hastings Street, Burnaby addressed Council representing the Heights' Merchants Association and expressed support for the development of two surface public parking lots.

Alice Shiu, 4355 Pender Street, Burnaby addressed Council on behalf of her parents, owners of 4355 Pender Street, and the owners of 4366 and 4392 Pender Street, all of whom are opposed to the rezoning application. The speaker was concerned with vehicles currently being parked in lanes when parking lots have already been provided and suggested this situation will not improve, even if more parking lots are constructed.

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 4367 and 4371 Pender Street; 311 Madison Avenue from R5 Residential District to CD Comprehensive Development District (based on P8 Parking District and the Hastings Street Area Plan as guidelines, and in accordance with the Development Plan entitled "Public Parking Lots" prepared by the City of Burnaby

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 #70/94, Bylaw No. 10169 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 3, 1995" - BYLAW NO. 10170

Rezoning Reference #75/94

4181 Hastings Street, Unit 101 - located within a commercial/residential development at the northwest corner of Hastings Street and Carleton Avenue

Strata Lot 1, D.L. 121, Grp. 1, NWD, Strata Plan LMS535 together with an interest in the common property in proportion to the unit entitlement of the strata lot

From: CD Comprehensive Development District (based on C2 Community Commercial District and RM4 Multiple Family Residential District as guidelines)

To: "Amended" CD Comprehensive Development District (based on C2 Community Commercial District, RM4 Multiple Family Residential District and P1 Neighbourhood Institutional District as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit a portion of the commercial space located within the existing building at the northwest portion of the site to be converted to institutional space for the purpose of daycare/drop-in and church sanctuary.

A letter dated 1995 February 12 was received from John F. Connolly, #803 - 4160 Albert Street, Burnaby, B.C., V5C 6K2 posing 9 questions with respect to the proposed daycare/drop-in and church sanctuary.

A letter dated 1995 February 21 was received from Don Macdonald, Principal, Gilmore Community School, 50 South Gilmore Avenue, Burnaby, B.C., V5C 4P5 expressing support for the rezoning proposal.

A petition containing 37 signatures was received expressing opposition to the rezoning proposal. The text of the petition is as follows:

"We the undersigned, owners of 4160 Albert Street, Burnaby, B.C. residing above unit #101 - 4181 East Hastings Street, Burnaby, B.C. are OPPOSED to the proposed bylaw amendment to "Burnaby Zoning Bylaw, 1965" - Rezoning Reference #75/94."

Reverend Anna Bois, Living Faith Community Church, 140 S. Esmond Avenue, Burnaby addressed Council as the applicant for rezoning. Reverend Bois advised that, as a Presbyterian Church which has existed in Burnaby Heights since the turn of the century, they now wish to relocate to this commercial site in order to better serve the community's needs. Being proposed is a before-and-after-school care and kindercare, 5 days per week. The speaker further advised they will provide a community lounge, free of charge for use by community groups. Also, one of the rooms will be used on occasion for the church musician to provide a children's community music school. The worshipping congregation consists of 30 people.

Hugh McLeod, Resident of Carleton Place, 4160 Albert Street, Burnaby addressed Council on behalf of the residents of Carleton Place who are in strong opposition to the rezoning proposal. Mr. McLeod submitted a petition opposing the application containing 37 signatures of residents he was able to contact. There are 54 residents in total. The speaker stressed that the residents are not opposed to churches and children but are concerned regarding children's safety in crossing Albert Street and being subjected to the criminal activities and violence occurring in the parking lot of the North Burnaby Inn.

Bernice Roberts, Community School Coordinator, Gilmore Community School, 50 S. Gilmore Avenue, Burnaby addressed Council in support of the rezoning application. Gilmore School's administration have met with proponents of the Living Faith Community Church to discuss the needs of the community. Ms. Roberts submitted a letter signed by the Principal of Gilmore Community School granting permission for Living Faith Community Church to use the school grounds as an extension of the daycare program.

Isabel Peacock, 4160 Albert Street (Carleton Place), Burnaby addressed Council in opposition to the rezoning proposal. Ms. Peacock felt that the subject site was not the most suitable location for the proposed use due to its close proximity to the North Burnaby Inn. There are also concerns regarding the volume and speed of traffic along Albert Street. In concluding, Ms. Peacock suggested that alcohol and children do not mix.

Claudia Campana, Coordinator of the Heights Merchants' Association, #102 - 4011 Hastings Street, Burnaby addressed Council representing the Heights' Merchants Association and expressed support for the use of a portion of commercial space located within the existing building to be converted to institutional space for the purposes of daycare/drop-in and church sanctuary.

Hugh McLeod, 4160 Albert Street, Burnaby again addressed Council stating that if the Church could not succeed at the previous location, why do they think they will succeed at the subject location.

Sheila Trott, Living Faith Community Church, 140 S. Esmond Avenue, Burnaby addressed Council as the Daycare Manager for the Church. Ms. Trott stressed that the children's safety is of critical importance and the Church will make every effort to work with the community, including the residents of Carleton Place to ensure a harmonious and safe environment.

Charles Bois, Living Faith Community Church, 140 S. Esmond Avenue, Burnaby addressed Council responding to comments of a previous speaker regarding the Church's success in its previous location. Mr. Bois reminded Council that the Church's previous location was sixty years old and it would have been very costly to upgrade the building to today's standards. The commercial space at the subject location has not been leased for over 2 years and the landlord supports the appropriateness of the use being proposed.

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 4181 Hastings Street, Unit 101 from CD Comprehensive Development District (based on C2 Community Commercial District and RM4 Multiple Family Residential District as guidelines) to "Amended" CD Comprehensive Development District (based on C2 Community Commercial District, RM4 Multiple Family Residential District and P1 Neighbourhood Institutional District as guidelines)

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #75/94, Bylaw No. 10170 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:36 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, 1995 FEBRUARY 21 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. 1, 1995" - BYLAW NO. 10168

Rezoning Reference #8/94

6501 Sprott Street - located on the north side of Sprott Street between Kensington Avenue and the Trans-Canada Highway just north and east of Norland Avenue in the Burnaby Lake Sports Complex area

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BYLAW NO. 3, 1995" - BYLAW NO. 10170

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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, 1995 February 07 to Tuesday, 1995 February 21.

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

C.A. Turpin
CITY CLERK