

1995 SEPTEMBER 26

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 September 26 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.R. Corrigan
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor D.N. Johnston (Arrived 7:54 p.m.)
Councillor L.A. Rankin
Councillor C. Redman
Councillor J. Young

ABSENT: Councillor D.A. Lawson

STAFF: Mr. D. G. Stenson, Director Planning and Building
Mr. K. Ito, Acting Assistant Director, Current Planning
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:36 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 1995" - BYLAW NO. 10266

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to create a specific research oriented zoning district (M8) that may contain a small component of business and offices in the M8a district.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment to create a specific research oriented zoning district (M8) that may contain a small component of business and offices in the M8a district.

There were no further submissions received in connection with this Text Amendment.

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10266 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1995" - BYLAW NO. 10267

Rezoning Reference #66/94

3450/75/3555/3600/50/80/3700 Gilmore Way, 4225 Kincaid Street, 4285 Mathissi Place,
4401/4330/4460 Sanderson Way - located south of the Trans Canada Highway in central west
Burnaby, southwest of Canada Way and Willingdon Avenue

Lot 2, Plan LMP12752; Lot 13 Exc: Firstly: Part subdivided by Ref. Plan 70812, Secondly: Part
subdivided by Ref. Plan 81989, Thirdly: Part subdivided by Ref. Plan LMP24640, Plan 59477;
Lot A, Plan 24640; Pcl. 1, Plan 80047; Lots 2 & 1, Plan LMP 21978; Pcl. 1, Plan 70812; all of
D.L. 71, Grp. 1, NWD; Lot 1, Plan 17320; Rem. Lot 14, Plan 59477; Lot 16, Plan 60616; all of
D.L.'s 71 & 72, Grp. 1, NWD; Lot 15 Exc: Part subdivided by Plan 84820, Plan 60616; Lot 1,
Plan 84820, all of D.L. 72, Grp. 1, NWD

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on M5 Light Industrial
District and M8 and M8a Advanced Technology Research District and Discovery Place
Community Plan as guidelines and in accordance with the Development Plan
components for "Discovery Place" prepared by Hamilton Associates)

The purpose of the proposed zoning bylaw amendment is to permit the revision of the overall
Discovery Place Willingdon (BCIT) site Community Plan, including the creation of a specific
research oriented zoning district (M8).

A letter dated 1995 September 06 was received from Chad Norman, 3894 Spruce Street,
Burnaby, B.C., V5G 1Y1 expressing concern for the loss of forest.

A letter dated 1995 August 30 was received from Gloria Seifred, 3510 Kalyk Avenue, Burnaby,
B.C., V5G 2B2 expressing concern for the environment.

A letter dated 1995 September 11 was received from Paul Anderson and Linda Walsh, 4062
Nithsdale Street, Burnaby, B.C., V5G 1P6 expressing concern regarding the rezoning
application and requesting park preservation.

A letter dated 1995 September 21 was received from Andrew Wiet, 3905 Nithsdale Street,
Burnaby, B.C., V5G 1P5 expressing concern regarding the rezoning application and requesting
park preservation.

A letter dated 1995 September 24 was received from David Wong containing seven (7) signatures of residents at 4390 Darwin Avenue, Burnaby, B.C. expressing opposition to the rezoning proposal.

A letter dated 1995 September 21 was received from Dennis Danielson, 4086 Spruce Street, Burnaby, B.C., V5G 1Y4 expressing concern with regard to the rezoning proposal.

A letter dated 1995 September 26 was received from Frank Busst, 4023 Nithsdale Street, Burnaby, B.C., V5G 1P5 expressing opposition to the rezoning proposal.

A letter dated 1995 September 26 was received from Kathleen Busst, 4023 Nithsdale Street, Burnaby, B.C., V5G 1P5 expressing opposition to the rezoning proposal.

An undated letter was received from Gerald and Madelaine Owen, 3894 Spruce Street, Burnaby, B.C., V5G 1Y1 expressing opposition to the rezoning proposal.

A petition containing 18 signatures was received expressing concerns regarding the rezoning proposal. The text of the petition is as follows:

“We the undersigned are very concerned about the **undefined zoning** and other proposals for the development of the Discovery Park areas in our neighbourhood.

We would like:

1. A large park space and walking trails in the section abutting the residential areas.
2. The above space and trails maintained.
3. Low rise buildings constructed (not 4 stories)
4. No heavy Industrial or Manufacturing Companies.
5. Specific definition of the new zoning so we can voice our opinion; not have the definitions left to the developer.

The undersigned hope you will consider these wishes before the Public Hearing on September 26, 1995.”

A letter dated 1995 September 25 was received from Mike Dunn and Janice Hill, 4382 Carleton Avenue, Burnaby, B.C., V5G 3B6 expressing strong opposition to the rezoning proposal.

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A letter dated 1995 September 25 was received from Rolland and Joan Riviers, 4036 Pine Street, Burnaby, B.C. objecting to the rezoning proposal.

An undated letter was received from Joe Keithley for Friends of Discovery Park expressing opposition to the rezoning proposal.

An undated letter was received from Liis Klasen and Brenda Bezell, expressing opposition to the rezoning proposal and requesting it be a park.

An undated letter was received from Brenda Bezell expressing opposition to the rezoning proposal and requesting it be a park.

An undated letter was received from Ilario Sovernigo, 3942 Harper Court, Burnaby, B.C., V5G 1V5 expressing opposition to the rezoning proposal.

An undated letter was received from Olive Hughes, 4348 Spruce Street, Burnaby, B.C., V5G 1V5 expressing concern for the rezoning proposal.

An undated letter was received from R. Walter, 4235 Halley Avenue, Burnaby, B.C. expressing opposition to the rezoning proposal.

An undated letter was received from Brenda Bezell, 3886 Elmwood Street, Burnaby, B.C., V5G 1S1 expressing displeasure with the rezoning proposal.

A letter dated 1995 September 25 was received from Barb Rawson, 4038 MacDonald Avenue, Burnaby, B.C. expressing opposition to the rezoning proposal.

A letter dated 1995 September 25 was received from David Bernard, 3953 Pine Street, Burnaby, B.C. expressing concern with regard to the rezoning proposal.

A letter dated 1995 September 26 was received from Nick and Gloria Kravac, 4269 Halley Avenue, Burnaby, B.C. expressing opposition to the rezoning proposal.

A letter dated 1995 September 26 was received from Patricia Broadhead, 5335 Kira Court, Burnaby, B.C., V5H 3Z3 expressing opposition to the rezoning proposal.

A letter dated 1995 September 26 was received from Parvin Chami, Friends of Discovery Park, 3710 Kalyk Avenue, Burnaby, B.C. providing an alternate plan for the proposed development.

A letter dated 1995 September 26 was received from Maatje Fenn, 3626 Kalyk Avenue, Burnaby, B.C., V5G 3B2 expressing concern for the negative impact on the environment this proposal creates.

A letter dated 1995 September 26 was received from Jacqui Fenn, 3626 Kalyk Avenue, Burnaby, B.C., V5G 3B2 expressing concern about the proposed rezoning.

Parvin Chami, 3710 Kalyk Avenue, Burnaby, representing Friends of Discovery Park appeared before Council to advise that she was not in favour of the proposed rezoning. Ms. Chami raised several issues and questions she wished to see considered prior to adoption of any development plan for Discovery Park. The speaker acknowledged the need for job creation and scientific research, however, she would like to see some form of public process in deciding development for the area.

** Councillor Johnston entered the Council Chamber at 7:54 p.m. and took his place at the Council table.

Dennis Danielson, 4086 Spruce Street, Burnaby, appeared before Council and advised he was not in favour of the proposed rezoning application. The speaker was of the opinion that Discovery Park has failed in its mission as set out in the initial 1980 rezoning for the site and should not be permitted to change the guidelines for further development. Mr. Danielson suggested that there should be some compromise worked out and asked Council to say no to this proposal.

Tom Heatherington, 7344 Barnet Road, Burnaby, appeared before Council to advise of his opposition to the rezoning application. The speaker cited damage to the environment and destruction of wildlife habitat as reasons to deny the request. Mr. Heatherington further suggested that, the Lougheed corridor would be a more appropriate location for such developments.

Neil Howard, 5961 MacDonald Street, Vancouver, appeared before Council in his capacity as Vice-President - External Affairs, B.C.I.T., 3700 Willingdon Avenue and advised that B.C.I.T. support and endorse the rezoning proposal for Discovery Parks. Mr. Howard advised that B.C.I.T. has a close working relationship with Discovery Parks and the businesses located there. Discovery Park businesses are a significant source of employment opportunities for B.C.I.T. graduates and the students work hand-in-hand with these businesses through research and development projects as part of their course credit. This relationship has enabled B.C.I.T. to keep its courses and curriculum up-to-date and employment ready and allows participating businesses the opportunity of employing highly skilled and trained individuals.

In conclusion, the speaker outlined B.C.I.T.'s position on environmental issues and how its students and instructors have been instrumental to enhancing Burnaby's streams and wildlife habitat through its many projects.

Joe Keithley, 4260 Spruce Street, Burnaby, appeared before Council to advise that he was opposed to the proposed rezoning application. Mr. Keithley read the text of a petition that he then submitted to Council advising that it contained the signatures of 1,300 area residents.

A petition containing 1,300 signatures of area residents was received expressing opposition to the rezoning proposal. The text of the petition is as follows:

“To the Mayor and Council of Burnaby and the directors of Discovery Parks Incorporated:

We the neighbours of Discovery Park (Willingdon/B.C.I.T. site) believe that the undeveloped areas of Discovery Park (specifically lots “D” and “H”, the western portion of lot “A”, the northern portions of lots “G” and “I”, the southern portion of lot “F” and the eastern portion of lot “C”) are areas of great natural beauty. Its large amount of trails, extensive plant and wildlife provide endless enjoyment for the people of Burnaby. We propose that some or all this area be re-zoned as parkland. Furthermore, we oppose Discovery Parks Inc. Re-zoning application, reference #66/94, that would change the current zoning that was laid out in the Discovery Park Community Plan of 1980. We are most concerned that the proposed re-zoning application #66/94 will turn one of the last green spaces in this area of Burnaby into an intensive industrial zone. The Neighbours of Discovery Parks.”

The speaker then suggested that a land swap proposal be investigated, moving Discovery Park to a more appropriately zoned area.

In conclusion, Mr. Keithley asked that Council put a hold on this rezoning application and go to the community for further input before considering any further development at Discovery Park.

Chuck Demaires, 4455 Maplewood Crescent, Burnaby appeared before Council and advised that he was a student at Moscrop Secondary School and he was opposed to the proposed rezoning.

Shazim Karim, 4099 Forest Street, Burnaby appeared before Council and advised she was opposed to the rezoning proposal. The speaker, accompanied by eight other students from Moscrop Secondary, then provided some of their thoughts and feelings about the green space in Discovery Park.

Gilbert Porter, 4080 Kincaid Street, Burnaby appeared before the members of Council expressing concern about the proposed rezoning application. Mr. Porter advised that M5 zoning made him concerned about what types of businesses would be located in the Park. The speaker expressed doubt about the safeguards against accidents and emergencies that were in place.

** Councillor Corrigan retired from the Council Chamber at 8:32 p.m.

Jacqui Fenn, 3626 Kalyk Avenue, Burnaby appeared before Council and expressed concern about the wildlife habitat and environmental health of the site if this rezoning proposal were permitted. The speaker asked that the green space be saved for the children of the future.

Melissa Hawkins, 5641 Chaffey Avenue, Burnaby appeared before Council and advised that she has lived in this area for many years and enjoys the park environment. The speaker felt that Council would not be representing the wishes of Burnaby residents in allowing development of the woods. The speaker also expressed concerns about wildlife habitat, noise, traffic and pollution.

Camille Burke, 4050 Curle Avenue, Burnaby appeared before Council and advised she was concerned about the environmental impact of the development. The speaker then read a poem expressing her view.

** Councillor Corrigan returned to the Council Chamber at 8:36 p.m. and took his place at the Council table.

Ken Isbister, 4323 Pine Street, Burnaby appeared before Council and advised he was concerned about the proposed rezoning. The speaker suggested that safety guidelines and measures are not being enforced and cited a recent incident at MacMillan Bloedel as an example of the lack of accident preparedness.

** Councillor Drummond retired from the Council Chamber at 8:43 p.m.

Patricia Lee, 4088 Kincaid Street, Burnaby appeared before Council and advised she was not in favour of the proposed rezoning application. The speaker suggested that SFU has more space for this type of development or perhaps some other site would be more appropriate. The speaker was of the opinion that this development would not benefit Burnaby residents.

Chad Norman, 6865 Sunset Street, Burnaby appeared before Council to advise he was opposed the proposed development. In a recent trip to the forest area the speaker had sighted an owl and a rare Cooper's hawk and was concerned about their habitat. Mr. Norman then read a poem to Council expressing his thoughts.

** Councillor Drummond returned to the Council Chamber at 8:53 p.m. and took his place at the Council table.

In conclusion, the speaker asked Council to take a walk through the forest area before making its decision.

Katherine Owen, 6865 Sunset Street, Burnaby appeared before Council and read a poem expressing her concern for the rezoning application.

David Pritchard, Creo Products Inc., Discovery Park, appeared before Council and presented Creo as an example of the type of industry who locates in Discovery Park. Mr. Pritchard outlined the need for his company to locate in a park that works in such close proximity to educational institutions. Creo employs graduates of B.C.I.T., UBC, SFU and Uvic and also participates in a co-operative student relationship with these institutions. When locating in Discovery Park Creo, chose a site that would allow expansion; however, in order for this expansion to occur it is necessary to change the uses permitted for the site.

Tyler Schober, 3866 Forest Street, Burnaby, representing his whole family, expressed their opposition to the proposed rezoning. Mr. Schober advised that concern for wildlife habitat, the loss of a natural forest and air pollution were his reasons for objecting. The speaker urged Council to reject the rezoning application and turn the site into park.

Janice Danielson, 4086 Spruce Street, Burnaby, appeared before Council accompanied by her children, Nora, Eva, Chessa and John and expressed their opposition in song.

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR JOHNSTON

“THAT this Public Hearing do now recess.”

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:12 p.m.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR EVANS

“THAT the Public Hearing do now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:20 p.m.

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MOVED BY COUNCILLOR RANKIN
SECONDED BY COUNCILLOR EVANS

“THAT the Public Hearing relating to Rezoning Reference No. 32/95, Bylaw No.10271 be now adjourned to the Council Chamber, 2nd Floor, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. at 7:30 p.m., Tuesday, 1995 October 17 .”

CARRIED UNANIMOUSLY

Council continued to receive speakers relating to Rezoning Reference #66/94, Bylaw No. 10267 at this time.

Laurel Brandt, 4006 Nithsdale Street, Burnaby, appeared before Council to express her opposition to the proposed rezoning application. The speaker expressed a desire to see a park designated for this area. Ms. Brandt did not feel Burnaby's best interest would be served in allowing an expansion by Discovery Park.

Peter Morgana, Director of Services, Open Learning Agency, 4355 Mathissi Place, Burnaby appeared before Council and described the role of the Open Learning Agency, its programs and educational systems. The speaker advised that when Open Learning located in Discovery Park it followed a criteria that would allow for future development. Mr. Morgana further advised that because of the nature Open Learning programs, student access to the site is minimal and does not generate a traffic volume that would impact negatively on the neighbourhood.

Mark Betteridge, Executive Director, Discovery Park Inc., appeared before Council providing background, and outlining the current goals of Discovery Park as well as responding to many of the questions raised by previous speakers. The speaker then explained that representatives of Discovery Park have met with area residents on many occasions and are attempting to better communicate with their residential neighbours. Mr. Betteridge explained that the expectations of both the owners of Discovery Park and its tenant businesses require that development occur on the site and that this proposal attempts to meet that requirement. The speaker further explained why this particular location was so important to the goals and purpose of Discovery Park.

In conclusion, Mr. Betteridge outlined the various environmental measures Discovery Park would undertake to protect the site and expressed a willingness to discuss the proposal with any interested party.

Lila Parker, #7 - 3856 Sunset Street, Burnaby appeared before Council expressing her concern that the safety of area residents come first in considering development for this site. The speaker read a prepared presentation to Council, a copy of which is on file in the City Clerk's office.

** Councillor Drummond retired from the Council Chamber at 10:10 p.m.

Doug Porter, 3782 Thurston Street, Burnaby appeared before Council to advise that although he agrees with the concept of Discovery Park he objects to the loss of forest to accommodate further development. Mr. Porter further advised that a portion of Discovery Park is designated as an Environmentally Sensitive Area and requested that all future development of this site fall within the principles contained in the Environmentally Sensitive Areas Strategy report. A copy of Mr. Porter's presentation is on file in the City Clerk's office.

** Councillor Young retired from the Council Chamber at 10:15 p.m.

** Councillor Drummond returned to the Council Chamber at 10:16 p.m. and took his place at the Council table.

Steve Simon, 4246 Kalyk Avenue, Burnaby appeared before Council and expressed concern about the environmental impact the proposed rezoning will have.

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 3450/75/3555/3600/50/80/3700 Gilmore Way, 4225 Kincaid Street, 4285 Mathissi Place, 4401/4330/4460 Sanderson Way from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on M5 Light Industrial District and M8 and M8a Advanced Technology Research District and Discovery Place Community Plan as guidelines and in accordance with the Development Plan components for "Discovery Place" prepared by Hamilton Associates).

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

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #66/94, Bylaw No. 10267 be now terminated."

CARRIED UNANIMOUSLY

** Councillor Evans retired from the Council Chamber at 10:19 p.m.

** Councillor Corrigan retired from the Council Chamber at 10:20 p.m.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 1995" - BYLAW NO. 10268

Rezoning Reference #21/95

4554 Grange Street, 4553/61 Kingsway, 5921 Pioneer Avenue, 5910/20/26/34/46 Willingdon Avenue - site comprises about three-quarters of the block bounded by Kingsway, Willingdon Avenue, Grange Street and McKay Avenue in Metrotown.

Pcl. "One" (Expl. Plan 14377) of Pcl. "A" (Expl. Pl. 12545), Lot 4, Plan 7883; Pcl. "B" (Ref. Pl. 9989) Exc: Firstly Part (Expl. Pl. 10218), Secondly: Pcl. "A" (Expl. Pl. 12545) of Lot 4, Plan 783; Pcl. A (Expl. Pl. 12545) Exc. Pcl. 1 (Expl. Pl. 14377) Lot 4, Plan 783; Lot 118, Plan 44385; Lot 4, Exc: Pcl. "A" (Bylaw Plan 41090), Lot 6, Exc: Pcl. "A" (H126532E), Pcl. "A" (H126532E) Lots 6 & 7, Lot 7, Exc: Pcl. "A" (H126532E); Lot 8, Plan 1316; all of D.L. 153

From: R5 Residential District, P8 Parking District and C3 General Commercial District

To: CD Comprehensive Development District (based on RM5 use and density for Lot 1 and C3 use and density for Lot 2 and 4554 Grange Street and in accordance with the Development Plan entitled "Proposed Residential Tower for Bosa Ventures Inc. Phase 1" prepared by Hamilton Wensley Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high-rise apartment tower on Lot 1 and retention of the existing hotel development with parking on Lot 2 and the City-owned lot.

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 4554 Grange Street, 4553/61 Kingsway, 5921 Pioneer Avenue, 5910/20/26/34/46 Willingdon Avenue from R5 Residential District, P8 Parking District and C3 General Commercial District to CD Comprehensive Development District (based on RM5 use and density for Lot 1 and C3 use and density for Lot 2 and 4554 Grange Street and in accordance with the Development Plan entitled "Proposed Residential Tower for Bosa Ventures Inc. Phase 1" prepared by Hamilton Wensley Architects).

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 #21/95 , Bylaw No. 10268 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 1995" - BYLAW NO. 10269

Rezoning Reference #27/95

6622 Southoaks Crescent - located on the south side of Southoaks Crescent, south of Kingsway and north of the B.C. Hydro right-of-way

Lot 3, D.L. 96, Plan LMP 20410

From: CD Comprehensive Development District (based on RM5 Multiple-Family Residential District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple-Family Residential District use and density and the Edmonds Town Centre West Development Plan as guidelines and in accordance with the Development Plan entitled "Southoaks Residential Development" prepared by Lawrence Doyle Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high-rise apartment tower with street-fronting townhouses.

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 property at 6622 Southoaks Crescent from CD Comprehensive Development District (based on RM5 Multiple-Family Residential District) to Amended CD Comprehensive Development District (based on RM5 Multiple-Family Residential District use and density and the Edmonds Town Centre West Development Plan as guidelines and in accordance with the Development Plan entitled "Southoaks Residential Development" prepared by Lawrence Doyle Architect Inc.).

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 #27/95, Bylaw No. 10269 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 41, 1995 - BYLAW NO. 10270

Rezoning Reference #30/95

5300 Byrne Road - located at the east corner of the intersection of Byrne Road and Wiggins Street

Blk. 1, D.L. 155B, Grp. 1, NWD, Plan 1248

From: M2 General Industrial District

To: CD Comprehensive Development District (based on M2 General Industrial District and M3a Heavy Industrial District guidelines and the Development Plan entitled "Comprehensive Development Plan for 5300 Byrne Road Recycling Facility")

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

Kevin Forward, 1018 Granville Street, Vancouver appeared before Council and expressed his support for the rezoning application.

Vic Stusiak, Apac Service Inc., appeared before Council and advised that he has been authorized to represent Mr. J. Thandi, the applicant for this rezoning application. Mr. Stusiak advised that although his client wants and needs approval for this rezoning application he was not in agreement prerequisite D as set out in the report adopted by Council on 1995 August 28 respecting the application. A copy of Mr. Stusiak's presentation to Council is on file in the City Clerk's Office.

Mr. Brian Kask, 7415 Lytham Place, Burnaby appeared before Council and advised that he was the owner of property adjacent the subject site. Mr. Kask advised that although he was not opposed to the proposed rezoning application he was concerned about the timing for removal of garbage located on the site, and a wall which is required to be built on the site, adjacent his property. A copy of Mr. Kask's presentation is on file in the City Clerk's office.

Council requested that staff prepare a report to Council addressing the concerns raised at this Public Hearing.

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 5300 Byrne Road from M2 General Industrial District to CD Comprehensive Development District (based on M2 General Industrial District and M3a Heavy Industrial District guidelines and the Development Plan entitled "Comprehensive Development Plan for 5300 Byrne Road Recycling Facility").

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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 #30/95, Bylaw No. 10270 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:59 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER 1

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 SEPTEMBER 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. 37, 1995" - BYLAW NO. 10266

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to create a specific research oriented zoning district (M8) that may contain a small component of business and offices in the M8a district.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1995" - BYLAW NO. 10267

Rezoning Reference #66/94

3450/75/3555/3600/50/80/3700 Gilmore Way, 4225 Kincaid Street, 4285 Mathissi Place, 4401/4330/4460 Sanderson Way - located south of the Trans Canada Highway in central west Burnaby, southwest of Canada Way and Willingdon Avenue

Lot 2, Plan LMP12752; Lot 13 Exc: Firstly: Part subdivided by Ref. Plan 70812, Secondly: Part subdivided by Ref. Plan 81989, Thirdly: Part subdivided by Ref. Plan LMP24640, Plan 59477; Lot A, Plan 24640; Pcl. 1, Plan 80047; Lots 2 & 1, Plan LMP 21978; Pcl. 1, Plan 70812; all of D.L. 71, Grp. 1, NWD; Lot 1, Plan 17320; Rem. Lot 14, Plan 59477; Lot 16, Plan 60616; all of D.L.'s 71 & 72, Grp. 1, NWD; Lot 15 Exc: Part subdivided by Plan 84820, Plan 60616; Lot 1, Plan 84820, all of D.L. 72, Grp. 1, NWD

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on M5 Light Industrial District and M8 and M8a Advanced Technology Research District and Discovery Place Community Plan as guidelines and in accordance with the Development Plan components for "Discovery Place" prepared by Hamilton Associates)

The purpose of the proposed zoning bylaw amendment is to permit the revision of the overall Discovery Place Willingdon (BCIT) site Community Plan, including the creation of a specific research oriented zoning district (M8).

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 1995" - BYLAW NO. 10268

Rezoning Reference #21/95

4554 Grange Street, 4553/61 Kingsway, 5921 Pioneer Avenue, 5910/20/26/34/46 Willingdon Avenue - site comprises about three-quarters of the block bounded by Kingsway, Willingdon Avenue, Grange Street and McKay Avenue in Metrotown.

Pcl. "One" (Expl. Plan 14377) of Pcl. "A" (Expl. Pl. 12545), Lot 4, Plan 7883; Pcl. "B" (Ref. Pl. 9989) Exc: Firstly Part (Expl. Pl. 10218), Secondly: Pcl. "A" (Expl. Pl. 12545) of Lot 4, Plan 783; Pcl. A (Expl. Pl. 12545) Exc. Pcl. 1 (Expl. Pl. 14377) Lot 4, Plan 783; Lot 118, Plan 44385; Lot 4, Exc: Pcl. "A" (Bylaw Plan 41090), Lot 6, Exc: Pcl. "A" (H126532E), Pcl. "A" (H126532E) Lots 6 & 7, Lot 7, Exc: Pcl. "A" (H126532E); Lot 8, Plan 1316; all of D.L. 153

From: R5 Residential District, P8 Parking District and C3 General Commercial District

To: CD Comprehensive Development District (based on RM5 use and density for Lot 1 and C3 use and density for Lot 2 and 4554 Grange Street and in accordance with the Development Plan entitled "Proposed Residential Tower for Bosa Ventures Inc. Phase 1" prepared by Hamilton Wensley Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high-rise apartment tower on Lot 1 and retention of the existing hotel development with parking on Lot 2 and the City-owned lot.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 1995" - BYLAW NO. 10269

Rezoning Reference #27/95

6622 Southoaks Crescent - located on the south side of Southoaks Crescent, south of Kingsway and north of the B.C. Hydro right-of-way

Lot 3, D.L. 96, Plan LMP 20410

From: CD Comprehensive Development District (based on RM5 Multiple-Family Residential District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple-Family Residential District use and density and the Edmonds Town Centre West Development Plan as guidelines and in accordance with the Development Plan entitled "Southoaks Residential Development" prepared by Lawrence Doyle Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high-rise apartment tower with street-fronting townhouses.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 41, 1995 - BYLAW NO. 10270

Rezoning Reference #30/95

5300 Byrne Road - located at the east corner of the intersection of Byrne Road and Wiggins Street

Blk. 1, D.L. 155B, Grp. 1, NWD, Plan 1248

From: M2 General Industrial District

To: CD Comprehensive Development District (based on M2 General Industrial District and M3a Heavy Industrial District guidelines and the Development Plan entitled "Comprehensive Development Plan for 5300 Byrne Road Recycling Facility")

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

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 42, 1995" - BYLAW NO. 10271

Rezoning Reference #32/95

4205/06/15/16/25/28/35/36/46/47/55/58/65/66/76/77/86/95/96/4306/16/26/35 Parkwood Crescent, 4305/06/13/18/21/22/31/32/39/40/49/50/57/58/64/65/75/76/83/84 Pinewood Crescent, 4106/16/26/36/46/56/66/76/86/96/4205/06/13/16/21/22/29/32/37/40/41/49/50/55/58/63/66/69/76/77/85/86/96/4326/46/56/66/76/86/96/4410/16/22/30 Gilpin Crescent, 4105/08/15/20/27/32/37/40/49/56/59/68/71/80/81/92/93/4202/05/13/14/22/23/28/29/36/37/42/45/52/53/56/63/68/69/77 Castlewood Crescent, 4107/08/19/22/31/32/43/44/55/56/67/68/79/80/91/92/4205/06/13/18/22/23/29/32/37/38/45/53/60/63/69/72/77/78/85/86/93/94/4307/10/ 21/22/33/34/46/76/ Price Crescent, 4107/08/19/22/31/36/43/52/55/64/67/78/79/91/92/4205/06/13/14/21/22/29/32/37/42/45/52/53/60/63/66/69/76/77/84/85/93/94/4306/07/15/16/25/28/35/38/45 Hazelwood Crescent, 4105/06/15/16/25/28/35/38/45/50/55/65/68/72/75/82/85/94/95 Cherrywood Crescent, 4135/4229/49/71/4365/75 Burke Street, 5178/92 Patterson Avenue, 4815/25/33/39/47/53/61/81/91/4930/36/42/5044/45/5150/90 Barker Crescent -

generally located north of Burke Street and east of Patterson Avenue, with a park strip south of Alderwood Crescent serving as the north boundary and Gilpin and Barker Crescents are the easterly boundary

Lots 1/2/3/4/5/6/7/10/11/12/13/14/15/16/17/18/19, Blk 14, Plan 14759; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15, Blk. 6, Plan 14146; Lots 20/21, Plan 26583; Lots 18/1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17, Blk. 13, Plan 14759; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21, Blk 5, Plan 14146; Lots 27/26/25/24/23/22/21/20/19/18/17/16, Blk 6, Plan 14146; Lot 21 Exc: Pcl. "A" (Expl. Pl 39913), Plan 17884; Pcl. "A" (Expl. Pl. 39918), Lots 20/21, Plan 17884; Lots 17/18/19, Plan 15929; Lots 7/8/10/11/12/13, Blk 21, Plan 14532; Lots 40/39/38/37/36/35/34/33/32/31/30/29/28/27/26/25/24/23/22, Blk. 5, Plan 14146; Lots 32/31/30/29/28/27/26/25/24/23/22/21/19/18/17/16, Blk. 4, Plan 14146; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15, Blk. 4, Plan 13842; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/16/17/18/19/20/21/22/23/24/25/26/14, Blk. 3, Plan 13842; Lots 2/3/4/5/6/7/8/9/10/12/11/1, Blk 19, Plan 14532; Lots 6/7/8/9/10/11/12/13, Blk. 20, Plan 14532; Lot 9, Blk. 21, Plan 14532; Lots 1/2/3/4/5/6/7/8/9/10/21/20/19/18/17/16/15/14/13/12, Blk. 2, Plan 13842; Lots 27/22/28, Plan 14249; Lots 1/2/3/4/5/6/7/8/9/10/11/14/12/13, Blk. 18, Plan 14532; Lots 25/24/23/22/21/20/19/18/17/16/15/14, Blk. 19, Plan 14532; Lots 1/2/3/4/5/6/11/12/13, Blk. 1, Plan 13842; Lots 14/14, Plan 14204; Lots 75/76, Plan 34642; Lot 73, Plan 31689; Lots 19/18, Plan 15328; all of D.L. 34, Grp. 1, NWD

From: R2 Residential District

To: R10 Residential District

The purpose of the proposed zoning bylaw amendment is to limit 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, 1995 September 12 to Tuesday, 1995 September 26.

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

D.R. Comis
CITY CLERK