

1996 FEBRUARY 20

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1996 February 20 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor D.A. Lawson
Councillor C. Redman
Councillor J. Young

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

STAFF: Mr. D. G. Stenson, Director Planning and Building
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:30 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 7, 1996" - BYLAW NO. 10333

Rezoning Reference #16/95

3816/44 Triumph Street and 3845/71 Pandora Street - located on the northwest corner of Pandora Street at Ingleton Avenue.

West Half Lot B, East Half Lot B, D.L. 186, Grp. 1, NWD Pl. 6572, Lot 48, D.L. 186, Pl. 59942, Lot 16, Blk. 7, D.L. 186, Grp. 1, NWD, Pl. 1124

From: R5 Residential District and P1 Neighbourhood Institutional District

To: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District guidelines and in accordance with the development plan entitled "Proposed St. Helen's Church" prepared by L.O. Lund & Associates Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new church, while retaining the existing institutional buildings on the site.

1996 FEBRUARY 20

A letter dated 1996 January 09 was received from Rev. Jeannette Stigger, Parish of St. Nicolas, 3883 Triumph Street, Burnaby, B.C. expressing support for the proposal.

A letter dated 1996 February 13 was received from Giuseppe and Adelina Durigon, 3856 Pandora Street, Burnaby, B.C., V5C 2A5 expressing support for the proposal.

A letter dated 1996 February 14 was received from L. and P. Peretto, 3866 Pandora Street, Burnaby, B.C., V5C 2A5 advising of their agreement with the proposal.

A letter dated 1996 February 19 was received from Livio Durigon, 3859 Triumph Street, Burnaby, B.C. advising he is in favour of the proposed rezoning.

A letter dated 1996 February 19 was received from K. And E.G. Pikker, 3876 Pandora Street, Burnaby, B.C., V5C 2A5 expressing a number of concerns and suggestions regarding this proposal, especially concerning the impact of parking, traffic volume and noise on the surrounding neighbourhood.

A petition containing 15 signatures was received expressing opposition to the rezoning proposal. The text of the petition reads as follows:

“We the undersigned citizens of Burnaby Heights, (and surrounding district) are opposed to the rezoning, and building of a new 600 seat church, and the demolition of three houses in this area.”

Mr. J. Clark, L.O. Lund & Associates, Architects, applicant for the subject rezoning application, appeared before Council to present drawings, plans and a model of the proposed church. Mr. Clark advised that they have worked with the Planning Department to achieve a plan suitable for the needs of the parish as well as the whole neighbourhood. In reviewing the proposed plans Mr. Clark advised that considerable effort has been taken to lessen the church's visual impact on the neighbourhood by having all sides of the structure “stepped” in three height levels.

Mr. Clark acknowledged that the issue of parking is of significant concern to neighbouring residents and as a result parking spaces will be provided in excess of those required under the bylaw. The speaker further suggested that proposals such as implementation of permit parking restrictions and traffic control measures like four-way stops will be discussed. Other concerns will be accommodated by improving the appearance of boulevards through tree planting and being sensitive to the character of the neighbourhood by utilizing a building style and design intended to provide a sense of permanency and heritage appeal. Lastly, Mr. Clark advised that the post-disaster design of the structure which will serve and benefit the entire neighbourhood in a disaster situation.

Mr. Raymond McKay, #608 - 3920 E. Hastings Street, Burnaby appeared before members of Council in support of the rezoning proposal. Mr. McKay, a neighbourhood resident for 63 years, advised that St. Helen's serves the needs of 1500 families and that these needs, particularly of its youth, cannot be met in the existing over crowded facility. Mr. McKay concluded by requesting Council give favourable consideration to this rezoning application.

Mr. Howard Johnston, 3845 Pandora Street, Burnaby appeared before the members of Council and advised that he had been involved in circulating the petition received by Council expressing opposition to the proposed rezoning and the demolition of three houses in the subject area. The speaker submitted that parking in the area is already unacceptable and that a larger church facility would further aggravate the problem. Mr. Johnston also expressed concern about the demolition of houses on the subject site, one of which has possible heritage value.

Mr. Al Blesch, 520 N. Ingleton Avenue, Burnaby appeared before the members of Council to express support for the proposed rezoning application. The speaker advised that the purpose of building a new church is to meet the needs of the present parish and not to promote an increased membership. Mr. Blesch suggested that the new facility will provide more parking and the Church Board is willing to co-operate in controlling parking and traffic problems.

Mr. Eugene Zanotto, 3838 Pandora Street Burnaby, appeared before Council in opposition to the rezoning proposal. The speaker objects to the height of the proposed structure, the proposed "hammerhead" design of the adjacent lane and parking provisions. Mr. Zanotto suggested that full underground parking be provided and parish members be made to use it.

In conclusion, Mr. Zanotto advised that while he is not opposed to the construction of a new church he believes the needs of the whole neighbourhood must to be considered.

Rev. Jeannette Stigger, The Parish of St. Nicolas, 3883 Triumph Street, Burnaby appeared before Council to express support for the proposed rezoning application. Rev. Stigger advised that The Parish of St. Nicolas is located directly across the street from the subject site and will be directly impacted by the proposal. The speaker was of the opinion that the proposed church will be an asset to the neighbourhood.

Father Claudio Holzer, Pastor, St. Helen's Church, 3871 Pandora Street appeared before Council in support of the proposed rezoning. Father Holzer advised that approximately 80% of the immediate neighbourhood attend the Church and support the proposal. The speaker acknowledged that parking has been a problem in the neighbourhood; however, he feels the proposed increased on-site parking will address the problem.

Father Holzer advised the Church Board are willing to discuss implementation of on-street parking restrictions and, further, that there is no intention to increase the size of the parish. In conclusion, the speaker commented on the safety aspects incorporated into the proposed building and how the church could benefit the entire neighbourhood.

Mr. John Clark, L.O. Lund & Associates, again appeared before Council to address comments expressed by previous speakers, especially regarding parking. The speaker reiterated the fact that the new proposal is providing more parking than what is required by Burnaby and that the new underground parking will provide better lighting, have two exits, be better signed and will, generally, be more usable than the existing underground parking.

With regard to the design of the adjacent lane, Mr. Clark advised that City staff were involved in this process and are satisfied the lane will meet the needs of all its users.

Mr. Bob Blasina, 7193 Ridgeview Drive, Burnaby appeared before members of Council in support of the proposed rezoning application. It was the speaker's opinion that building a new church will address the parking issue and that not building a new church will not change the parking situation. Mr. Blasina considers the church to be an asset to the community by providing services, social activities, resources and good work in the neighbourhood.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT Rezoning Reference #16/95, Bylaw No. 10333.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #16/95, Bylaw No. 10333 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 8, 1996" - BYLAW NO. 10334

Rezoning Reference #50/95

6595 Willingdon Avenue - located south of Maywood Street between Willingdon Avenue and the Willingdon Extension.

1996 FEBRUARY 20

Strata Lot 2, D.L. 151, Grp. 1, NWD Strata Pl. NW2013, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

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 and P2 Administration and Assembly District and in accordance with the development plan entitled "Central Park Cell" prepared by Robertson Kolbeins Teevan Gallaher Associates Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of cellular antennae.

Mr. James Wootton, #604 - 4194 Maywood Street, Burnaby appeared before the members of Council to express concern that the proposal will adversely affect property values and the appearance of the neighbourhood. The speaker was also concerned that the affected property owners had not agreed to the proposal.

Mr. Thomas Low, #806 - 4194 Maywood Street, Burnaby appeared before Council to express concern about possible road changes in the Patterson Avenue area.

Mr. Ray Carter, R.K.T.G. Associates and Mr. Rick Carlson, B.C. Tel Mobility Cellular, applicants for the rezoning proposal, appeared before members of Council prepared to respond to questions. Commenting on a concern expressed by a previous speaker about the appearance of the antenna Mr. Carter advised that the antenna is at the penthouse level of building and will be screened against the penthouse wall.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #50/95, Bylaw No. 10334.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #50/95, Bylaw No. 10334 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 9, 1996" - BYLAW NO. 10335

Rezoning Reference #51/95

Ptn. of 2761 North Road - located at the northwest corner of North Road and Lyndhurst Street.

Ptn. of Lot 128, D.L. 8, Grp. 1, NWD Pl. 47196

From: C1 Neighbourhood Commercial District

To: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the whole property to be subdivided and developed in conformance with R2 District regulations.

Mr. Albert Chan, 2730 Claymore Place, Burnaby appeared before members of Council to advise he was in favour of the rezoning proposal. Mr. Chan feels the proposed residential use is more consistent with the existing neighbourhood.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #51/95, Bylaw No. 10335

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 #51/95, Bylaw No. 10335 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 10, 1996" - BYLAW NO. 10336

Rezoning Reference #52/95

1604 Springer Avenue - located on the east side of Springer Avenue between Dellawn Drive and Braelawn Drive.

Lot 441, D.L. 126, Grp. 1, NWD Pl. 43015

From: R2 Residential District

To: R3 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the property to be subdivided into two lots in order to construct two new single-family dwellings.

A letter dated 1996 February 16 was received from W. and S. Lau, owners of 5420 Braelawn Drive, Burnaby, B.C. advising that they support the Planning Department's original negative recommendation to Council for this application.

A letter dated 1996 February 19 was received from V. and S. Ho, owners of 5410 Braelawn Drive, Burnaby, B.C. advising that they support the Planning Department's original negative recommendation to Council regarding this application.

Mr. Richard Lehn, 1621 Springer Avenue, Burnaby appeared before the members of Council to advise he was in favour of the rezoning proposal.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT Rezoning Reference #52/95, Bylaw No. 10336.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #52/95, Bylaw No. 10336 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 11, 1996" - BYLAW NO. 10337

Rezoning Reference #55/95

7355 Union Street, 695/825 Burnaby Mountain Parkway, 932/48/62 Burnwood Avenue and 981 Melba Avenue - located southwest of the Burnaby Mountain Parkway, which is currently under construction and north of Curtis Street.

Lot 384, D.L. 207, Grp. 1, NWD Pl. 64789, Lot 3, D.L. 207, Grp. 1, NWD Pl. LMP 24405, Lot 4, D.L. 207 & 208, Grp. 1, NWD Pl. LMP 24405, Lot 4 & North Half Lot 3, Blk. 2, D.L. 208, Grp. 1, NWD Pl. 2501, South Half Lot 3, Blk. 2, D.L. 208, Grp. 1, NWD Pl. 2501, Lot "A" (Ex. Pl. 29107), Blk. 2, D.L. 208, Grp. 1, NWD Pl. 2501, South Half Lot 24, Blk. 3, D.L. 208, Grp. 1, NWD Pl. 2501

From: R4 Residential District and A2 Small Holdings District

To: R2 Residential District and P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to permit the creation of a single-family residential subdivision and a park/buffer area.

A letter dated 1996 February 20 was received from Fen Feng, 7398 Hewitt Street, Burnaby, objecting to the rezoning application.

A letter dated 1996 February 19 was received from H.J. Yip, 7348 Union Street, Burnaby, urging Council to preserve this greenbelt area.

A letter dated 1996 February 19 was received from P. Chami, 3710 Kalyk Avenue, Burnaby, expressing opposition to the development proposal.

A letter dated 1996 February 14 was received from K. and R. Lal and family, 7366 Union Street, Burnaby, objecting to the rezoning application.

A letter dated 1996 February 13 was received from J.S.L. Chow, 7378 Union Street, Burnaby, objecting to the rezoning application.

A letter dated 1996 February 16 from Gina Trentalance, 7390 Union Street, Burnaby, objecting to the rezoning application.

A letter dated 1996 February 15 was received from Ralph Bruno, 7291 Queenston Court, Burnaby, B.C., V5A 3M5 objecting to the rezoning application.

A petition containing 458 signatures was received objecting to the rezoning application. The text of the petition reads as follows:

“We the undersigned object to the rezoning application Reference #55/95. We would like the entire site left undeveloped.”

A petition in the form of identical form letters containing 66 signatures was received objecting to the rezoning application. The text of the petition reads as follows:

“I object to the rezoning application Reference #55/95, I would like this subject site are left undeveloped.”

Mr. Tom Hetherington, 7344 Barnet Road, Burnaby appeared before members of Council to express opposition to the rezoning proposal. The speaker urged Council to preserve the forest for future generations. Mr. Hetherington submitted that Burnaby has lost a number of its green areas and that green space was needed to meet the needs of a growing population and to assist in maintaining healthy watersheds. Mr. Hetherington also questioned what the financial benefit would be to the City if the development were to take place.

In conclusion, Mr. Hetherington requested Council stop cutting its urban forest and preserve the Hewitt/Union forest.

At the request of Council Mr. D.G. Stenson, Director Planning and Building provided a review of the rezoning proposal.

Mr. Tony Spagnuolo, owner of 7391 Curtis Street, Burnaby appeared before Council members and advised he was in favour of the proposed rezoning. Mr. Spagnuolo supports the proposal because he feels the development will result in increased property values, a demand exists for single family lots, the proposal is consistent with the existing neighbourhood and provides for designation of a park/buffer area.

Mr. John S. Chow, 7378 Union Street, Burnaby appeared before members of Council to express opposition to the proposed rezoning. Mr. Chow advised that he understood from making inquiries previously that the subject land was intended to remain undeveloped. The speaker is opposed to cutting any of the trees on the subject property and asked Council to consider some other way of creating the necessary lots. Mr. Chow also expressed concern about the impact of Burnaby Mountain Parkway on the neighbourhood if the proposed development takes place.

Mr. David Boroevich, 1031 Ayshire Drive, Burnaby appeared before Council to advise he was not in favour of the development as it is proposed, although he is not opposed to the concept. The speaker expressed concern that the buffer area was not large enough in certain areas and, in particular, suggested that Lots 32, 33, 34, 35, 50 and 51 be excluded from the subdivision in order to provide a wider buffer. In addition to the size of the buffer, Mr. Boroevich also expressed concerns regarding traffic, lack of playground facilities and the manner in which the site will be cleared of trees.

** Councillor Drummond retired from the Council Chamber at 9:17 p.m.

** Councillor Drummond returned to the Council Chamber at 9:23 p.m. and took his place at the Council table.

Mr. Aaron Wah, 7230 Union Street, Burnaby appeared before Council members and expressed opposition to the rezoning proposal. The speaker advised that he had moved to Canada from Hong Kong with his parents and that his father had purposefully purchased a home surrounded by greenspace and trees. Mr. Wah plays, takes walks with his father and enjoys the fresh air in this greenbelt and does not understand why the trees need to be cut down. In conclusion, the speaker also expressed concern about increased pollution and noise.

** Councillor Redman retired from the Council Chamber at 9:33 p.m.

Ms. Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before the member of Council to express her opposition to the rezoning application. Ms. Chami advised that this community wants to preserve its trees and wildlife habitat and resident's wishes should be listened to.

** Councillor Redman returned to the Council Chamber at 9:38 p.m. and took her place at the Council table.

** Councillor Young retired from the Council Chamber at 9:38 p.m.

The speaker concluded that, even though Burnaby has a high percentage of park land, it isn't enough; cutting of trees is wrong and Council should take every opportunity to preserve potential park land.

** Councillor Young returned to the Council Chamber at 9:42 p.m. and took his place at the Council table.

Mr. Jim Reid, 820 Duthie Avenue, Burnaby, appeared before the Council members and expressed his opposition to the rezoning proposal. Mr. Reid advised that he too was under the impression that this was a designated park site and that City signs posted on the site also gave that impression. The speaker expressed concern about traffic, noise and the increased density that development will create. In conclusion, Mr. Reid suggested the entire site be kept as a buffer.

Pictures of the subject site were passed amongst Council members for information purposes.

Mr. Doug Reynolds, 7326 Union Street, Burnaby appeared before the members of Council to express his opposition to the rezoning application and informed Council that a City sign, indicating a park site, was located on the subject property across from his home. In addition to being concerned about the loss of trees, Mr. Reynolds was concerned with potential increased traffic on Duthie where children cross to go to school. In conclusion, the speaker suggested the entire site be rezoned P3 only.

Ms. Gina Trentalance, 7390 Union Street, Burnaby and Ms. Shereen Lal, 7366 Union Street, Burnaby appeared before members of Council to express their opposition to the rezoning proposal.

Ms. Trentalance advised that the whole community has always used the site as a park and she had been told in the past the land would remain undeveloped. She pointed out that whenever she had approached the City concerning the subject site she had always been referred to the Parks Department.

Ms. Lal stated that she would like to see the site preserved as a park since that is how it is used and does not believe that the proposed buffer is large enough as you can see through the trees now to the new Burnaby Mountain Parkway. Ms. Lal concluded by asking Council to rezone the entire site to P3 only and use it as a buffer to Burnaby Mountain Parkway.

Ms. Trentalance concluded by urging Council to vote against the rezoning and preserve the site as a park.

Mr. Celso Boscariol, 7390 Pandora Street, Burnaby appeared before the members of Council to express his opposition to the rezoning proposal. The speaker advised that when the Hastings/Gagardi Connector (Burnaby Mountain Parkway) was proposed residents were promised that adequate buffer zones would be preserved and the tranquillity of the neighbourhood would not be disturbed.

Mr. Boscariol informed Council that the subject site provides trails that are used by hikers and walkers and that it serves as a wildlife habitat. Mr. Boscariol suggested property values would be increased by being located adjacent a park and concluded by requesting Council to conserve the area as it is.

** His Worship, Mayor W.J. Copeland retired from the Chair and the Council Chamber at 10:21 p.m.

** Acting Mayor Lawson assumed the Chair at 10: 21 p.m.

Mr. D. Feng and Mr. Fen Feng, 7398 Hewitt Street, Burnaby appeared before members of Council expressing their opposition to the rezoning proposal. Mr. Fen Feng advised that he had purchased his home in the area because of the forest and when he had checked with the City prior to purchasing he had been told that site would probably become park. Both speakers indicated they want to see the site remain as it is and felt they had been misled by the park signs on the site. Mr. D. Feng also expressed concern about traffic in the area.

** His Worship, Mayor W.J. Copeland returned to the Council Chamber at 10:31 p.m. and assumed the Chair.

** Councillor Lawson returned to her place at the Council table at 10:31 p.m.

Ms. Virginia Chan, 4220 Union Street, Burnaby appeared before members of Council and advised she was opposed to the rezoning application. Ms. Chan is opposed for many of the reasons expressed by previous speakers, but her primary concern is for the safety of neighbourhood children because of increased traffic created by the closure of Curtis Street. The speaker stated she has spent in a great deal of money in purchasing her home because of the quiet neighbourhood and its proximity to greenspace and does not want change.

** Councillor Young retired from the Council Chamber at 10:32 p.m.

Mr. Lino Siracusa, 1050 Phillips Street, Burnaby appeared before Council to note his opposition to the rezoning application. The speaker agreed with comments made previously that all the trees on the subject site were worth saving and since the site is used as a park by area residents it is an asset to the community. Mr. Siracusa suggested others options be pursued in the City's agreement with SFU.

Mr. Mathew Foley, 6990 Kitchener Street, Burnaby appeared before Council to express opposition to the rezoning. The speaker does not want to lose this greenspace which residents use as a park and which is the home to wildlife. In conclusion, Mr. Foley suggested that all the site remain as a buffer and screening for the Burnaby Mountain Parkway.

** Councillor Young returned to the Council Chamber at 10: 43 p.m.

Mr. Michael Sartori, 1030 Ayshire Drive, Burnaby appeared before the members of Council to express concern about the wildlife that will lose its habitat as a result of this development. The speaker asked that consideration be given to protecting wildlife.

Mr. Tino Osellame, 7269 Hewitt Street, Burnaby appeared before Council members to express concern about the impact the development would have on property taxes and the possibility that taxes will increase. The speaker was also concerned that the area has lost significant greenspace to the construction of Burnaby Mountain Parkway and does not want to lose any more. Lastly, Mr. Osellame asked that Council give consideration to how people and wildlife are going to cross Burnaby Mountain Parkway from the trails in the subject site.

Mr. Harry Wu, 7288 Hewitt Street, Burnaby appeared before Council members to express his opposition to the rezoning proposal. Mr. Wu agreed with the reasons provided by previous speakers to have this forest preserved and the local environment kept as it is.

Ms. Isabelle Hoyle, 1240 Glen Abbey Drive, Burnaby appeared before members of Council to express her concern about the rezoning proposal. The speaker believes that people cannot live in a "concrete jungle" but must have greenspace around them. Ms. Hoyle suggested that no one in attendance at this meeting is prepared to give up a forest for a subdivision. Erosion of soil, loss of wildlife, increased traffic, increased density and a loss of habitat for both people and wildlife were all concerns expressed by the speaker.

Mr. Steven Kwan, 7372 Union Street, Burnaby appeared before Council members and advised he was opposed to the rezoning proposal. The speaker informed Council that he walks and hikes the trails in this forest and that there are not many areas like this in Burnaby. Mr. Kwan does not want to sacrifice the forest for the development of houses.

Mr. Andrew Kwan, 7372 Union Street, Burnaby appeared before members of Council and advised he did not support the proposed rezoning. Mr. Kwan explained he opposed the development because the subject site is used as a recreation area and serves as home to many animals, birds and trees. The speaker also expressed concern about the possibility of soil erosion if the trees are removed and that the proposed buffer is not large enough to support existing wildlife.

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing do now recess."

CARRIED UNANIMOUSLY

The Public Hearing recessed at 11:04 p.m.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing do now reconvene."

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 11:13 p.m. with Councillors Corrigan, Johnston and Rankin absent.

Mr. Wing Chow, 7247 Queenston Court, Burnaby appeared before the members of Council to express opposition to the rezoning application. The speaker advised he uses the subject lands for taking walks and suggested redevelopment will increase traffic in the neighbourhood.

Ms. Susan Lin, 7258 Hewitt Street, Burnaby appeared before Council members to voice her opposition to the rezoning application. Ms. Lin advised that she loves and is proud of the trees in her neighbourhood and does not want Burnaby to follow the path taken by some countries in allowing its trees to be cut down. The speaker concluded that it was not necessary to build any more single family homes in this area as there are many existing homes for sale.

Ms. Judy Kwan, 7372 Union Street, Burnaby appeared before members of Council to ask that they reconsider the plan for the subject site. The speaker would like the entire forest to remain intact and, although she applauds Council's efforts to preserve Burnaby Mountain, refuses to accept the unnecessary destruction of a forest.

Ms. Maria Testani, 7272 Union Street, Burnaby appeared before Council members to express opposition to the rezoning proposal. The speaker advises she appreciates having a forest in her back yard and wants it preserved.

Mr. Franco Stefanon, 7261 Union Street, Burnaby appeared before members of Council to advise he was opposed to the rezoning application. The speaker suggested that this site is unique in Burnaby and he had understood it would compose the entire buffer zone between Burnaby Mountain Highway and the area residences. Mr. Stefanon also expressed concern about how the proposed increase in density will affect neighbourhood schools.

Ms. Alice Fong, 7352 Hewitt Street, Burnaby appeared before Council members and advised that she has used the trails on the subject site to hike and bike up to SFU. The speaker requested that Council consider how much area residents enjoy the forest and questioned whether SFU really needs the funds that would be generated by the proposed development.

Mrs. Phyllis Dand, 7255 Union Street, Burnaby appeared before Council members to express her opposition to the rezoning. Mrs. Dand does not want to see any more changes made to her neighbourhood.

Mr. Danny Feng, 7393 Hewitt Street, Burnaby appeared before Council again to suggest that development of single family homes is subject to supply and demand and questioned whether there was a real demand for this type of housing.

Mr. J.S. Chow, 7378 Union Street, Burnaby again addressed Council and requested clarification as to when Council will consider its decision on the application.

Ms. Gina Trentalance and Shareen Laal again appeared before Council to request that Council members visit the subject area.

Mr. H. Chiu, 7395 Hewitt Street, Burnaby appeared before Council members to express opposition to the rezoning proposal. The speaker advised that the world is already short of trees and asked Council not to make a decision they would regret.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #55/95, Bylaw No. 10337.

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 #55/95, Bylaw No. 10337 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 12, 1996" - BYLAW NO. 10338

Rezoning Reference #57/95

7362/88 McKay Avenue and 4322/36/42 Victory Street - located on the south side of Victory Street between McKay Avenue and Charlford Avenue.

North 54 ft., South Half of Lot "B", D.L. 149, South Half Lot "B", except the North 54 ft., D.L. 149, Grp. 1, NWD Pl. 6041, Lots 1 & 2, D.L. 149, Grp. 1, NWD Pl. 75975, Lot 2, D.L. 149, Grp. 1, NWD Pl. 11587

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District and in accordance with the development plan entitled "Deaf Students Housing" prepared by Walter Frankl Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an institutional residential development for deaf children.

1996 FEBRUARY 20

A memorandum dated 1996 February 20 was received from the Director Planning and Building which reads as follows:

“Since the Public Hearing report was submitted to Council, the applicant has proposed some minor amendments to the plan of development. The gross floor area of the seven buildings has increased by 109.9 m² (1,183 sq. ft.), resulting in a total gross floor area of 1,998.7 m² (21,515 sq. ft.). The residential buildings range in size from 234 m² (2,520 sq. ft.) to 256 m² (2,755 sq. ft), with a 527 m² (5,675 sq. ft.) amenity building.

The above amendments are considered minor and are supportable by this Department.

This is for the information of Council.”

Mr. Graham Farstad, of Graham Farstad Associates, applicant for the subject rezoning application, appeared before members of Council and introduced members of the project team. The speaker informed Council that the changes noted in the memorandum from the Director Planning and Building were the result of an extensive consultative process undertaken prior to this Public Hearing. Mr. Farstad advised that he and the members of the project team were available to answer questions from Council.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #57/95, Bylaw No 10338.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #57/95, Bylaw No. 10338 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13, 1996" - BYLAW NO. 10342

Rezoning Reference #37/95

Ptn. of 5287 Penzance Drive - located on the north side of Penzance Drive, just north of Scenic Highway.

Ptn. Blk. F Exc: Firstly Pcl. 3, (Ref. Pl. 13504); Secondly: Parcel 1, (Ref. I. 13238); Thirdly: Part 25 sq. ft. more or less as shown on Pl. with Bylaw filed A37751; Fourthly: Part subdivided by Pl. 49497, D.L.'s 188 & 189, Grp. 1, NWD Pl. 13496

1996 FEBRUARY 20

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M3 Heavy Industrial District and P2 Administration and Assembly District guidelines and in accordance with the development plan entitled "Capital Hill Cell Site, Chevron Refinery" prepared by Robertson Kolbeins Teevan Gallaher Associates Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a free-standing antenna tower.

Ms. Kathy Mezei, 304 N. Delta Avenue, Burnaby, a member of the Northwest Capitol Hill Association, appeared before Council members to express concern about the proximity of such a large tower to a residential neighbourhood. Ms. Mezei suggested that there is not sufficient information available on the long-term health effects of this technology and requested Council obtain an independent assessment on the health effects prior to granting approval to the rezoning request.

Council requested that staff prepare a report in response to the concerns expressed by the speaker.

Ms. Julie McNamee, 4804 Penzance Drive, Burnaby appeared before Council and advised that she would be the closest resident to the proposed tower. Ms. McNamee expressed concern about what affect the tower would have on the health of area residents, particularly on children. The speaker questioned why a tower would be placed in this particular area and whether there would be further opportunity for discussion on the proposal.

Mr. Rick Carlson, B.C. Tel Mobility Cellular, 4519 Canada Way, Burnaby, appeared before Council on behalf of the applicant to assure Council that this technology is quite safe. The speaker advised that Industry Canada and Health Canada of the federal government regulate this technology under Safety Code 6 and it is estimated that this particular tower will be 800 to 1,000 times below the allowed Safety Code level. Mr. Carlson further advised that in compliance with Council's direction they attempt to place these towers on sites which are designated for heavy industrial use.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #37/95, Bylaw No. 10342.

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

1996 FEBRUARY 20

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #37/95, Bylaw No. 10342 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR DRUMMOND

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 12: 00 Midnight.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I

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, 1996 FEBRUARY 20 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. 7, 1996" - BYLAW NO. 10333

Rezoning Reference #16/95

3816/44 Triumph Street and 3845/71 Pandora Street - located on the northwest corner of Pandora Street at Ingleton Avenue.

West Half Lot B, East Half Lot B, D.L. 186, Grp. 1, NWD Pl. 6572, Lot 48, D.L. 186, Pl. 59942, Lot 16, Blk. 7, D.L. 186, Grp. 1, NWD, Pl. 1124

From: R5 Residential District and P1 Neighbourhood Institutional District

To: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District guidelines and in accordance with the development plan entitled "Proposed St. Helen's Church" prepared by L.O. Lund & Associates Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new church, while retaining the existing institutional buildings on the site.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 8, 1996" - BYLAW NO. 10334

Rezoning Reference #50/95

6595 Willingdon Avenue - located south of Maywood Street between Willingdon Avenue and the Willingdon Extension.

Strata Lot 2, D.L. 151, Grp. 1, NWD Strata Pl. NW2013, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

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 and P2 Administration and Assembly District and in accordance with the development plan entitled "Central Park Cell" prepared by Robertson Kolbeins Teevan Gallaher Associates Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the installation of cellular antennae.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 9, 1996" - BYLAW NO. 10335

Rezoning Reference #51/95

Ptn. of 2761 North Road - located at the northwest corner of North Road and Lyndhurst Street.

Ptn. of Lot 128, D.L. 8, Grp. 1, NWD Pl. 47196

From: C1 Neighbourhood Commercial District

To: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the whole property to be subdivided and developed in conformance with R2 District regulations.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 10, 1996" - BYLAW NO. 10336

Rezoning Reference #52/95

1604 Springer Avenue - located on the east side of Springer Avenue between Dellawn Drive and Braelawn Drive.

Lot 441, D.L. 126, Grp. 1, NWD Pl. 43015

From: R2 Residential District

To: R3 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the property to be subdivided into two lots in order to construct two new single-family dwellings.

5. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 11. 1996" - BYLAW NO. 10337

Rezoning Reference #55/95

7355 Union Street, 695/825 Burnaby Mountain Parkway, 932/48/62 Burnwood Avenue and 981 Melba Avenue - located southwest of the Burnaby Mountain Parkway, which is currently under construction and north of Curtis Street.

Lot 384, D.L. 207, Grp. 1, NWD Pl. 64789, Lot 3, D.L. 207, Grp. 1, NWD Pl. LMP 24405, Lot 4, D.L. 207 & 208, Grp. 1, NWD Pl. LMP 24405, Lot 4 & North Half Lot 3, Blk. 2, D.L. 208, Grp. 1, NWD Pl. 2501, South Half Lot 3, Blk. 2, D.L. 208, Grp. 1, NWD Pl. 2501, Lot "A" (Ex. Pl. 29107), Blk. 2, D.L. 208, Grp. 1, NWD Pl. 2501, South Half Lot 24, Blk. 3, D.L. 208, Grp. 1, NWD Pl. 2501

From: R4 Residential District and A2 Small Holdings District

To: R2 Residential District and P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to permit the creation of a single-family residential subdivision and a park/buffer area.

6. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 12. 1996" - BYLAW NO. 10338

Rezoning Reference #57/95

7362/88 McKay Avenue and 4322/36/42 Victory Street - located on the south side of Victory Street between McKay Avenue and Charlford Avenue.

North 54 ft., South Half of Lot "B", D.L. 149, South Half Lot "B", except the North 54 ft., D.L. 149, Grp. 1, NWD Pl. 6041, Lots 1 & 2, D.L. 149, Grp. 1, NWD Pl. 75975, Lot 2, D.L. 149, Grp. 1, NWD Pl. 11587

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District and in accordance with the development plan entitled "Deaf Students Housing" prepared by Walter Frankl Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an institutional residential development for deaf children.

7. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 13. 1996" - BYLAW NO. 10342

Rezoning Reference #37/95

Ptn. of 5287 Penzance Drive - located on the north side of Penzance Drive, just north of Scenic Highway.

Ptn. Blk. F Exc: Firstly Pcl. 3, (Ref. Pl. 13504); Secondly: Parcel 1, (Ref. l. 13238); Thirdly: Part 25 sq. ft. more or less as shown on Pl. with Bylaw filed A37751; Fourthly: Part subdivided by Pl. 49497, D.L.'s 188 & 189, Grp. 1, NWD Pl. 13496

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M3 Heavy Industrial District and P2 Administration and Assembly District guidelines and in accordance with the development plan entitled "Capital Hill Cell Site, Chevron Refinery" prepared by Robertson Kolbeins Teevan Gallaher Associates Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a free-standing antenna tower.

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, 1996 February 06 to Tuesday, 1996 February 20.

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

D.R. Comis
CITY CLERK