

1996 APRIL 23

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1996 April 23 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.R. Corrigan
Councillor D.P. Drummond
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor L.A. Rankin
Councillor C. Redman

ABSENT: Councillor D.G. Evans
Councillor J. Young

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

The Public Hearing was called to order at 7:35 p.m.

1. BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 19, 1996 - BYLAW NO. 10361

Rezoning Reference #47/95

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

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

From: CD Comprehensive Development District (based on M5 Light Industrial District) and C7 Drive-in Restaurant District

To: "Amended" CD Comprehensive Development District (based on M5 Light Industrial District and in accordance with the Development Plan entitled "MacDonald's" prepared by Gustavson Wylie Architects Inc.) and C7 Drive-in Restaurant District

The purpose of the proposed zoning bylaw amendment is to permit the development of a four storey office building with one level of underground parking.

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 Rezoning Reference #47/95, Bylaw No. 10361.

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 #47/95, Bylaw No. 10361 be now terminated."

CARRIED UNANIMOUSLY

2. BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 20, 1996 - BYLAW NO. 10362

Rezoning Reference #56/95

7145/55/63/69 - 18th Avenue - located on the northwest side of Eighteenth Avenue, one and a half blocks from the Edmonds SkyTrain Station in the Edmonds Town Centre Plan Area. Lots 26, 27, 28, 29 Except: the north westerly 10 ft., D.L. 95, Grp. 1, NWD, Plan 1152

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and the Edmonds Town Centre Plan, and in accordance with the Development Plan entitled "Edmonds 2" prepared by Gomberoff-Policzer Architects)

The purpose of the proposed zoning bylaw amendment is to permit a 48 unit townhouse and low-rise apartment development with underground parking.

Joseph Lu, 7146 - 18th Avenue, Burnaby appeared before the members of Council to express concern about the new lane proposed to access the development. The speaker suggested that consideration be given to creating the lane with an "S" curve, as used in an adjacent development at 7139 - 18th Avenue, to provide better visibility for drivers exiting the lane. Mr. Lu was very concerned that children walking on 18th Avenue to school may not be seen by drivers coming out of the development. The speaker further suggested that if a lane design, such as the one he has proposed, cannot be achieved it would be better to leave the lane in its present location.

Mr. Steve Kurrein, Narland Properties, applicant for the subject rezoning application appeared before Council to address the concern raised by the previous speaker. Mr. Kurrein advised that the new lane will not serve just this development but also the site behind it, on Edmonds Street. The new lane would provide direct lane access/egress to the underground parking for the Edmonds property and is considered to be the safer lane option.

In response to a query from Council Mr. Kurrein advised that the building setback and landscaping will provide for a clear view of the sidewalk from the lane.

Mr. Joseph Lu, 7146 - 18th Avenue, Burnaby again appeared before Council to request that the developer understand and consider the concerns of area residents about the safety of children crossing the lane on 18th Avenue. The speaker advised that since this is a large development with the potential for a large number of vehicles that consideration be given to a lane design that will maximize visibility.

Mr. Julio Gomberoff, Architect for the subject development, appeared before the members of Council to further address the issue of the lane. The speaker advised that the location of the lane was decided on by the Planning and Engineering Departments during the development stage of the proposal.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #56/95, Bylaw No. 10362.

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 #56/95, Bylaw No. 10362 be now terminated."

CARRIED UNANIMOUSLY

3. BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 21, 1996 - BYLAW NO. 10363

Rezoning Reference #1/96

3721/29/30/36/37/45/46/53/54/61/69/72/77/82/85/93/94/3814/25/26/36/37/49/50/57/58/69/70/79/80 Dubois Street; 3705/12/17/26/27/36/47/50/59/60/71/72/81/82/94/3805/15/27/37/49/59/71/81/93 Hurst Street; 3711/26/27/36/37/46/49/53/56/59/66/76/81/86/93/96 Peter Street; 3714/15/26/27/35/38/45/46/55/56/65/66/75/76/85/86/95/96 Victory Street; 3725/26/35/36/45/46/55/56/65/66/75/76/85/86/95/96 Arbor Street; 3725/26/35/36/45/46/55/56/65/66/75/76/85/86/95/96 Watling Street; 3726/27/35/36/45/46/55/56/65/66/75/76/85/86/95/96/4010/18/32/40/50/60/70/80 Irmin Street; 3721/39/49/57/65/75/83/93/4005/15/25/39/45/55/65/75/85/95 Rumble Street; 6830/40/6910/20/40/7024/40/70/7110/20/30/7228/30/40/7310/30/50/70/90/7410/30/50/70/90/7510/30/50/70/90 Boundary Road; 6876/6912/59 Joffre Avenue; 6863/83/6925/55 Mandy Avenue; 7525 Patterson Avenue - generally bounded by the southerly property lines of the properties fronting Imperial Street to the north, Ocean View Burial Park and Patterson Avenue to the east, Rumble Street to the south, and Boundary Road to the west

Lots 21/24/26/27/28/30, Blk. 14, Plan 15057; Lots 22/23/25/29, Plan 15057; Lots N/M/L/K, Plan 15990; Lots J/H/F, Blk. C, Plan 15057; Lots 45/46/47/48/49/50/51, Plan 15609; Lots 9/8/7/6/5/4/10/3, Plan 15981; Lots 2/3/1, Plan 23738; Lot 33/34/35, Plan 28927; Lots N/O/P, Plan 16045; Lots 37/38, Plan 47900; E. 85 Ft. Lot B, Plan 8581; Lot Q, Plan 20950; Lot C except: part included in (EP13922), Plan 8581; Lot 10 except: firstly: part road plan 14773 secondly: parcel K (EP14344) and lane, Plan 1357; Lot E, Plan 15057; Lots J/H/A/Q/C/D/O/E/F/G/B, Plan 14473; Lots 36/37/38/39/40/41/42/35, Plan 15420; Lots 53/54, Plan 15768; Lots P/M/L/N/K/J, Blk. 1, Plan 14473; Lot R, Plan 20950; Pcl. K (EP14344), Lot 10, Plan 1357; Lots 4/1/2/3, Blk 1, Plan 2041; Lot 1/2/3/4, Blk. 3, Plan 2041; Lots P/I, Blk. 3, Plan 13831; Lots A/O/N/D/M/L/K/J/H, Plan 13831; Lots B/C/E/F/G, Blk. 1, Plan 13831; Lots A/S/B/R/C/Q/P/E/O/F/N/G/M/H/L/U/T, Plan 13693; Lot D, Blk. 3, Plan 13693; Lots D/S/E/R/F/Q/G/P/H/O/I/N/J/M/K/L/B/A/U/T, Plan 13388; Lots F/G/H/I/J/K/L/M/N/O/P/Q/R/S/T/E/D/C/B/A, Blk. 18, Plan 13211; Lots D/E/F/G/H/I/J/K/C/B/A, Blk. 11, Plan 13211; Pcl. C (EP14393) of Lots 1/2, Plan 15154; Lot 2 except: the westerly 1 ft. shown on EP14393, Plan 15154; Lots 3/4/5, Plan 15154; Lot A except: firstly: part subdivided by plan 15154 and secondly: Pcl. D and lane as shown on EP14617, Plan 3372; Lot 1, Plan 22096; Lot 31, Plan 26140; Lot 5, Blk 18, Plan 2041; Lots 1/2/3/4/5/6/7, Plan 10119; Lots 11/10/9, Blk 15, Plan 2042; Lots 19/20, Plan 2256; Lots 1/2, Plan 19802; Lot C, Blk 10, Plan 13388; Pcl. 2, (EP14584) Blk. E, Plan 4053; Lot 52 except: part shown on EP16796 of Lot A, Plan 15609; The south 50 ft. (EP16796) of Lot 52, Plan 15609; Lot 32, Plan 26140; all of D.L. 150, Grp. 1

1996 APRIL 23

From: R3 Residential District

To: R10 Residential District

The purpose of the proposed zoning bylaw amendment is to limit the permitted bulk and height of single family dwellings.

A letter dated 1996 April 23 was received from E. Birnie Reid, 6830 Boundary road, Burnaby, V5S 3R5 requesting that Council consider the following 3 questions:

- “1. Will the strip along Imperial Street across from Central Park which is not included in the rezoning to R10 Residential District (according to the map I received) be a free zone for the erection of tall buildings such as those on the east side of Patterson Avenue?
2. Will there be any option to rezone any part of the district, such as along the east (Burnaby) side of Boundary Road should there be a need for tall buildings there?
3. Will homeowner’s taxes in the rezoned area be affected in any way by this rezoning, especially if tall buildings are erected along Imperial Street in the strip outside of the proposed new zone 10?”

Gordon Harris, 3857 Dubois Street, Burnaby appeared before Council members and read from a petition, containing 36 signatures of area residents, expressing support for the proposed rezoning application. The text of the petition is as follows and a copy is on file in the office of the City Clerk:

“We, the undersigned, wish to express our support for the rezoning bylaw which will rezone our neighbourhood from Residential District R3 to Residential District R10. We understand that this bylaw will limit the permitted bulk and height of single family dwellings in this neighbourhood.”

In conclusion, Mr. Harris advised that area residents were concerned about the exclusion of Imperial Street from the rezoning application.

Ray Durante, 7490 Boundary Road, Burnaby appeared before Council to express concern about the exclusion of Imperial Street from the proposed area rezoning. The speaker advised that if Imperial Street is excluded from the R10 zone then Boundary Road should also be excluded.

Glen Pellegrin, 3777 Dubois Street, Burnaby appeared before Council members to speak in favour of the proposed R10 zone. The speaker was also of the opinion that the 37/3800 blocks of Imperial Street be included in the zoning change because not to include them changes the intent of the application.

William Cumming, 7110 Boundary Road, Burnaby appeared before members of Council to express support for the rezoning application. The speaker advised he objects to the size and height of homes currently being constructed in this area and believes the R10 zone will help address the problem.

Bruce Phillips, 3795 Irmin Street, Burnaby, appeared before members of Council to express support for the rezoning proposal. The speaker believes the change to be a good one, although perhaps not strong enough, as he would also like to see regulations that would require homes to be built in the same style, design and height as existing housing stock. Mr. Phillips urged Council to implement R10 zoning in all established residential neighbourhoods.

Bev Waldron, 3858 Dubois Street, Burnaby appeared before Council in support for the rezoning application. The speaker expressed concern that building permits for large homes may be allowed prior to the R10 zone being effected.

Mr. D.G. Stenson, Director Planning and Building explained Council's authority to halt the issuance of building permits when a process such as an area rezoning is being undertaken.

Gordon Harris, 3857 Dubois Street, Burnaby again appeared before Council to request clarification of the zoning designation of the 37/3800 blocks of Imperial Street.

Mr. D.G. Stenson, Director Planning and Building advised that the blocks in question are zoned R3 and as this area is not part of the Metrotown Town Centre there is no plan to increase the density of the zoning.

David Price, 6925 Mandy Street, Burnaby appeared before Council members expressing opposition to the proposed R10 zone. The speaker was concerned that property values will be reduced as a result of the zone change and that area residents are not looking to the future is requesting the change. Mr. Price suggested that the R10 designation will discourage redevelopment in the area resulting in increased crime and low property values.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #1/96, Bylaw No. 10363.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #1/96, Bylaw No. 10363 be now terminated."

CARRIED UNANIMOUSLY

4. BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 1996 - BYLAW NO. 10364

Rezoning Reference #11/96

7659 - 14th Avenue - located at the northeast corner of 14th Avenue and Burgess Street

Lot B, D.L. 29, Grp. 1, NWD, Plan 5120

From: P5 Community Institutional District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to permit subdivision of the property into single-family residential lots.

A letter dated 1996 April 20 was received from O.C. Allen, 7565 Burgess Street, Burnaby advising he has no objection to the proposed zoning change.

Robert Isaac-Renton, Isaac-Renton Architects Inc., 201 - 1226 Homer Street, Vancouver, applicant for the subject rezoning application, appeared before Council in support of the rezoning application. The purpose of Mr. Isaac-Renton's presentation was to appeal to Council to waive the requirement for a lane dedication as a prerequisite of rezoning. The speaker informed Council that the requirement of a lane and the resulting three lot subdivision, instead of four lots, will present a financial hardship to the owners of the property.

Mr. Isaac-Renton concluded that the high cost to the owners in providing the lane is completely out of proportion to the small potential benefit that it might provide and requested that the requirement be waived. A copy of Mr. Isaac-Renton's presentation is on file in the office of the City Clerk.

Mike Gordic, 6737 Brantford Avenue, Burnaby appeared before Council as a Director of the Serbian Orthodox Church, owners of the subject property. Mr. Gordic reiterated Mr. Isaac-Renton's appeal to Council to delete the lane requirement for the subdivision. The speaker advised that construction of a lane would impose a huge financial burden on the church with little benefit to anyone.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #11/96, Bylaw No. 10364.

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 #11/96, Bylaw No. 10364 be now terminated."

CARRIED UNANIMOUSLY

5. BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 23, 1996 - BYLAW NO. 10365

Rezoning Reference #13/96

5875 Imperial Street - located on the north side of Imperial Street and goes through to Nolan Street

Strata Plan LMS0295, D.L. 93, NWD

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and based upon the original Development Plan prepared by Delgatty Architects Inc. entitled "Central Tabernacle Housing 5875 Imperial Street" and the modifications of the ground floor unit prepared in March 1996 by Gray Development Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit alteration of an existing seniors apartment building.

A letter dated 1996 April 15 was received from George and Ruby Nott, #208 - 5875 Imperial Street, Burnaby, V5J 1G4 who advise they are in agreement with the proposed rezoning of this property.

Allan Deans, Gray Development Ltd., applicant for the subject rezoning application, appeared before Council in support of the rezoning proposal. Mr. Deans advised that the proposal will allow the conversion of a little used activity area into a living unit resulting in an increase from 33 to 34 units and no change in square footage.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #13/96, Bylaw No. 10365.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rezoning Reference #13/96, Bylaw No. 10365 be now terminated."

CARRIED UNANIMOUSLY

6. BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 24, 1996 - BYLAW NO. 10366

Rezoning Reference #14/96

6344/84/6426/56/86/6520/70/90/6620/40/60/80 - 20th Avenue, 6342/43/82/83/6425/26/55/56/85/86/6518/19/49/50/69/89/90/6619/20/39/40/59/60/79/80/89 - 18th Avenue, 6339/78/79/6423/24/53/54/83/84/6510/11/40/59/80/89/6619/20/39/40/59/60/79/80 - 17th Avenue, Ptn. of 6338 - 17th Avenue, 6509/49/79/6619/39 Stride Avenue (Southpoint Drive), Ptns. of 6453/83 Stride Avenue, 6427/52/57/82/87 - 16th Avenue, Ptns. of 6345/75/6422 - 16th Avenue, 6659/79 Southpoint Drive - located in the Edmonds Town Centre South, between Mission Parkway and the Marine-10th Avenue Connector

Lots 1/2/3/4/5/6/7/10/9/8, Blk. 2A, D.L. 155A, Plan 1425; Lots 1/2/3/4/5/6/7/18/14/13/12/11/30/29/17/16/19/22/23/28/20/21/27/26/25/24, D.L. 171, Plan 2859; Lots 1/2/3/9/8/4/5/7/6/10, Blk. 3A, D.L. 155A, Plan 1425; West half/Easterly half Lot 15, D.L. 171, Plan 2859; South westerly half Lot 10, D.L. 171, said lot having a frontage of 81.38 ft. on an unnamed street by uniform full depth of lot and adjoining lot 11, Plan 2859; North easterly half Lot

10, D.L. 171, Plan 2859, having a frontage of 81.38 ft. on a street by the uniform full depth of said lot and adjoining Lot 9; Lots 1/2/14/13/3/12/4/5/6/7/11/10/9/8, Blk. 3, D.L. 171, Plan 992; Mission Avenue road allowance between Southpoint Drive and 20th Avenue; 20th Avenue road allowance between Fenwick Street and Hedley Avenue; Ptn. Of Lots 1/9, Blk 4A, D.L. 155A, Plan 1425; Lots 2/3/4/5/8/7/6, Blk. 4A, D.L. 155A, Plan 1425; Ptn. of Lot 10 except: westerly half having a frontage of 95.1 ft. on an unnamed road on the south easterly boundary by a uniform depth of 107 ft. shown on EP 2001, Blk. 4A, D.L. 155A, Plan 1425; Ptns. of Lots 3/7/6, Blk. 5A, D.L. 155A, Plan 1425; Lots 4/5, Blk. 5A, D.L. 155A, Plan 1425; all of Grp. 1.

From: R5 Residential District

To: P3 Park and Public Use District and CD Comprehensive Development District (based on RM2 Multiple Residential District use and density and in accordance with "Attachment 'A' Development Guidelines" prepared by City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to accommodate a subdivision creating seven development sites and two significant public park lots, and to establish development guidelines for the development sites.

A letter dated 1996 April 18 was received from William and Patricia Aspinall, #110 - 6707 Southpoint Drive, Burnaby, V3N 4V8, expressing concern regarding traffic flow in the area, suggesting improved signage and advising the noise of traffic will not be adequately muffled.

A letter dated 1996 April 18 was received from Susan Higginbotham, #301 - 6737 Station Hill Court, Burnaby, V3N 4V2, requesting that the proposed Urban Trail from Sandborne to the Marine/10th Connector be left as a natural pathway and objecting to the use of the trail for cyclists.

An undated letter was received from A. Hutton, 7304 - 14th Avenue, Burnaby, V3N 1Z4, outlining a variety of concerns with the rezoning proposal; i.e. neighbourhood transit, density, loss of open space and ownership of the development site, and not enough thought into the project.

Laura Carr, 102 - 6742 Station Hill Court, Burnaby appeared before the members of Council to express concern about the rezoning application. The speaker advised that, ideally, she would like to see the site remain as park; however, if this cannot be done she would like to see Sites 1 and 2 of the proposal moved to the proposed park site leaving Sites 1 and 2 as park. Ms. Carr submitted that the Mission Parkway area was not well treed and does not provide a sufficient buffer on its own.

The speaker questioned the timing of bringing the proposed development on-stream at this time and was also concerned about what effect the development will have on schools and local wildlife.

Sue Higginbotham, #301 - 6737 Station Hill Court, Burnaby appeared before Council members to express concern about the Urban Trail component of the application. The speaker is not in favour of creating a 4 m, asphalt path, with lighting over what is now a natural walkway. Ms. Higginbotham is opposed to the use of the walkway for cyclists as this will detract from the quiet solitude of the park and believes a natural pathway would be less intrusive. The speaker believes cyclists and pedestrians cannot share the same trails and suggested Stanley Park as an example of this point and further suggested that cyclists will have adequate access to the Urban Trail at lower points in the development.

Councillor Rankin retired from Council Chamber at 8:53 p.m.

His Worship, Mayor W.J. Copeland retired from the Council Chamber at 8:54 p.m.

Acting Mayor D.P. Drummond assumed the Chair.

His Worship, Mayor W.J. Copeland returned to the Council Chamber at 8:58 p.m. and assumed the Chair.

Councillor D.P. Drummond returned to his place at the Council table.

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

Councillor Redman retired from the Council Chamber at 9:03 p.m.

The speaker concluded by requesting that the natural pathway be kept for this portion of the trail system.

Gerd Evans, 6541 - 12th Avenue, Burnaby appeared before Council to advise that she fully supports the proposal and believes it is the answer to her long-held desire to see improvement in this area. The speaker understands that the creation of multi-family housing is necessary to provide affordable housing and is a way to achieve a nice, clean neighbourhood with parks for everyone.

Councillor Redman returned to the Council Chamber at 9:08 p.m. and took her place at the Council table.

Mrs. Evans advised that wildlife is plentiful in the area and can be protected within the scope of the project and that it is the intended to keep as many trees as possible on the sites.

Mrs. Evans advised that she is a member of the Edmonds Area Advisory Committee, has had the opportunity to provide input into this plan, and views it as a good compromise.

In conclusion, the speaker wanted to make the following suggestions: that both side of the 10th Avenue/Marine Connector be bermed to provide a better sound barrier; that vent pipes for the methane gas be built high, and; that the whole of the 14th Avenue ravine be left undeveloped for preservation of wildlife.

Martin Sennott, #317 - 6707 Southpoint Drive, Burnaby appeared before members of Council to express concern about the pace of housing development for this area. The speaker believes the infusion of such a large number of housing units will have a detrimental affect on the value of existing units in the immediate area.

Councillor Corrigan retired from the Council Chamber at 9:15 p.m.

Mr. Sennott requested clarification of the environmental assessment for the site and the waiving of parkland development charges and also expressed concern about the development of, what he believes are untouched natural areas in the development site.

Councillor Rankin retired from the Council Chamber at 9:17 p.m. and did not return to the Public Hearing.

In conclusion, the speaker expressed concern about the proposed traffic pattern for the area but supports the proposal to improve the paths for cycling and walking.

Councillor Corrigan returned to the Council Chamber at 9:26 p.m. and took his place at the Council table.

Councillor Lawson retired from the Council Chamber at 9:26 p.m.

Shirley Ridalls, #301 - 6737 Station Hill Court, Burnaby appeared before the members of Council to advise that she was concerned about cyclists using the trails. The speaker advised that many young cyclists already ride at high speeds along the trails and use them without consideration of others. Ms. Ridalls suggested asphaltting the trail may result in a loss of flora and fauna native to the area.

Councillor Lawson returned to the Council Chamber at 9:33 p.m. and took her place at the Council table.

Ms. Ridalls informed Council that four-wheel drive trucks have accessed the pathways from Station Hill Drive/Court and have been creating disturbances.

Councillor Drummond retired from the Chamber at 9:35

Mike Sokyryka, #307 - 6742 Station Hill Court, Burnaby appeared before the members of Council to express concern about the proposed development. The speaker was in agreement with a suggestion by a previous speaker that the park site be switched with development sites 1 and 2.

Councillor Drummond returned to the Council Chamber at 9:41 and took his place at the Council table.

Mr. Sokyryka is very concerned about the loss of old growth trees, bird and wildlife habitat and, since his residence faces out over the subject rezoning site, possible loss of his view. Lastly, the speaker suggested property values could fall as a result of over development.

William Wong, #302 - 6740 Station Hill Court, Burnaby appeared before Council to express opposition to the development of sites 1 and 2 of the rezoning proposal. The speaker was concerned about the building heights and the potential loss of view from his residence. Mr. Wong circulated pictures of the view from his home.

Gerd Evans, 6541 - 12th Avenue, Burnaby again approached Council responding to comments raised by previous speakers. Mrs. Evans noted the following: that the proposed apartment units for sites 1 and 2 are to be terraced and should not cause view restrictions; that treed areas need to be kept; the local schools should be able to handle increased enrolment until a new school is built; the native flora and fauna will be preserved, and; the main habitat for bird life in this area is located in the 14th Avenue ravine. Mrs. Evans concluded that increased density, traffic and noise and some loss of undeveloped land is the price of growth and the amenities that growth will bring.

Debbie Bogert, #109 - 6707 Southpoint Drive, Burnaby appeared before Council to outline her concerns with the subject proposal. The speaker listed increased traffic, preservation of the natural park area and overly rapid growth as issues that disturb her about the proposed development. Ms. Bogert also requested and received clarification of some of the terminology and material provided in the report submitted by the Planning Department relative to this application.

Maria Akladios, #101 - 6742 Station Hill Court, Burnaby appeared before members of Council and advised that although most of her questions and concerns have been answered she was still concerned about the retention of trees on the housing sites adjacent Mission Hill Parkway.

Mr. D. G. Stenson, Director Planning and Building advised that many of the questions asked by this and previous speakers can only be answered when site specific rezoning applications for each development site have been made and will be the subject of future Public Hearings.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #14/96, Bylaw No. 10366.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rezoning Reference #14/96, Bylaw No. 10366 be now terminated."

CARRIED UNANIMOUSLY

7. BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 25, 1996 - BYLAW NO. 10367

Rezoning Reference #16/96

4500 Dawson Street - located at the southeast corner of Willingdon Avenue and Dawson Street

Ptn. Lot 136, D.L. 124, Grp. 1, NWD, Plan 51591

From: M5 Light Industrial District

To: M2"r" General Industrial District

Cam Nehreni, Camco Food Equipment, 4355 Canada Way, Burnaby, designer of the proposed restaurant, appeared before the members of Council to support the rezoning proposal. The speaker advised that there is a desire and need for a food services for the employees at this location; however since a staff cafeteria is not permitted, an application for a stand alone restaurant has been pursued. Mr. Nehreni provided a petition containing 18 signatures indicating support for the restaurant proposal. A copy of the petition is on file in the office of the City Clerk and the text is as follows:

"We, the undersigned, support the rezoning of 4502 Dawson to allow a coffee shop to open at that location."

John Pennefather, Professional Realty, applicant for the subject rezoning, appeared before the members of Council to request that Council waive the requirement to provide a sidewalk on Dawson Street as a prerequisite to rezoning of the property. Mr. Pennefather advised that the cost and time delay created by the inclusion of this requirement is not supported by either the owner of the property nor the proposed tenant. The speaker provided Council members with a photograph of Dawson Street, showing the subject property and proposed sidewalk area and an outline of the time and cost implications of the required sidewalk. A copy of this material is on file in the office of the City Clerk.

In conclusion, Mr. Pennefather asked that Council consider removing the requirement to provide a sidewalk from the rezoning prerequisites.

Mr. Jim Marshall, 20 - 1400 164th Street, Surrey, appeared before the members of Council and advised he would be the operator of the proposed restaurant. Mr. Marshall reiterated Mr. Pennefather's request that Council remove the requirement for a sidewalk from the rezoning application because of its prohibitive cost.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #16/96, Bylaw No. 10367.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rezoning Reference #16/96, Bylaw No. 10367 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DRUMMOND

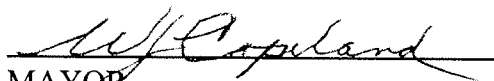
"THAT this Public Hearing (Zoning) do now adjourn."

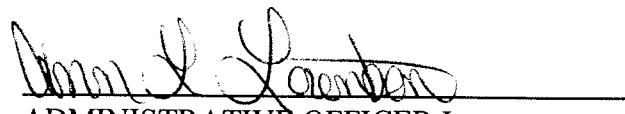
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:12 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I