

1996 JUNE 25

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1996 June 25 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor L.A. Rankin
Councillor J. Young

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

STAFF: Mrs. A.L. Lorentsen, Administrative Officer I
Mr. K. Ito, Assistant Director Current Planning

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 1996" - BYLAW NO. 10399

Rezoning Reference #48/94

6670 Rumble Street - located on the south side of Rumble Street between Hedley Avenue and 19th Street and abutting Ron McLean Park

Lot B, D.L. 160, Grp. 1, NWD, Plan 17868

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM1 and RM2 Multiple Family Residential Districts use and density and a maximum Floor Area Ratio of 0.60, and in accordance with the Development Plan entitled "Townhouse Development 6670 Rumble Street" prepared by F. Adab Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a townhouse development with underground parking.

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A letter dated 1996 June 25 was received from Keith Loughlin, Property Manager, Strataco Management Ltd., on behalf of Strata Plan LMS93 at 6700 Rumble Street, Burnaby advising that they have no objection to this development subject to 12 items as outlined in this letter. The Council of Strata Plan LMS93 ask for Council's consideration of these concerns prior to proceeding with the application.

Reza Salehr, Adab Architects Inc., applicant for the subject rezoning application, accompanied by a landscape consultant, appeared before Council members to provide a general overview of the project. Mr. Salehr provided a scale model, drawings and technical details to illustrate the appearance of the development to Council. The speaker also outlined the results of their work with the Burnaby Parks Department regarding special protective fencing and netting which will be provided on the site adjacent the baseball field at Ron McLean Park. Details of the landscaping for the proposed development where also provided by the project's landscaping consultant.

Mr. John Inglis, 74 - 6700 Rumble Street, Burnaby appeared before Council on behalf of the Strata Council of LMS93, Francisco Lane, the property adjacent the subject site. Mr. Inglis advised that the Strata Council, while not opposed to the rezoning application, do have some concerns with regard to the development which they would like to see addressed. Mr. Inglis then referred to the letter noted previously, submitted on behalf of the Strata Council by Strataco Management Ltd., which lists twelve items of concern to the owners of Francisco Lane. Mr. Inglis submitted a list of concerns similar to those presented in the letter from Strataco Management and a letter from Para Space Landscaping Inc. making recommendations regarding landscaping for the buffer between the two developments. Copies of these documents are on file in the office of the City Clerk.

In conclusion, Mr. Inglis also expressed concern about the height required (60 feet) for safety netting between the development and the baseball field. The speaker questioned whether this height was necessary and suggested that 40 feet would be more acceptable to owners of the adjacent property.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #48/94, Bylaw No. 10399 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1996" - BYLAW NO. 10400

Rezoning Reference #46/95

7353 Braeside Drive - located at the northerly end of Braeside Drive, between Barnet Road and Ridge Drive

Lot 57, D.L. 216, Grp. 1, NWD, Plan 10936

From: R2 Residential District

To: R2a Residential District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single-family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

No one appeared in connection with this rezoning proposal.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #46/95, Bylaw No. 10400 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 1996" - BYLAW NO. 10401

Rezoning Reference #5/96

7400 Fraser Park Drive - located at the northeast corner of Fraser Park Drive and Byrne Road

Parcel A, D.L. 166A, Grp. 1, NWD, Plan 77603

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- From: CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District guidelines)
- To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District guidelines and in accordance with the Development Plan entitled "Flora Manufacturing & Distributing Ltd. Proposed Building Addition" prepared by J.T. Engineering and Management Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit an addition to the existing industrial development.

No one appeared in connection with this rezoning proposal.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #5/96, Bylaw No. 10401 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 1996" - BYLAW NO. 10402

Rezoning Reference #7/96

Portion of 3500 Gilmore Way - located east of Gilmore Way, a block south of Canada Way, in Discovery Place (B.C.I.T. Site)

Portion of Lot 2, D.L. 71, Grp. 1, NWD, Plan LMP12752

- From: CD Comprehensive Development District (based on the Discovery Parks Community Plan)
- To: Amended CD Comprehensive Development District (based on M8 District use and density and Discovery Place Community Plan guidelines, and in accordance with the Development Plan entitled "Lot C: Discovery Place" prepared by Bunting Coady Architects)

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The purpose of the proposed zoning bylaw amendment is to permit the development of an advanced technology research and office facility within Discovery Place (BCIT Site).

A letter dated 1996 June 21 was received from Linda G. Walsh, 4062 Nithsdale Street, Burnaby, V5G 1P6, who advised that, while she is not opposed to development or attracting money to Burnaby, she is opposed surrendering green areas to an organization whose existence she does not feel appears to be justified.

A letter dated 1996 June 23 was received from Gerald Owen, 3894 Spruce Street, Burnaby, V5G 1Y1 expressing concern about the loss of green space and increased traffic associated with development within Discovery Place.

A letter dated 1996 June 21 was received from Parvin Chami, 3710 Kalyk Avenue, Burnaby expressing a number of concerns about the application and requesting preservation of green spaces.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before members of Council to advise that she wished to comment on this rezoning proposal. Ms. Chami commended the architect and developer for a building that is environmentally sensitive -- being built under the permitted size and placing approximately 50 percent of its parking underground. Ms. Chami was also pleased that a significant space surrounding the creek on the site would be left in its natural state. With regard to the creek, however, the speaker is very concerned about a proposal to "rip-rap" the creek in an effort to avoid erosion of the creek banks during periods of high water. Ms. Chami considers this proposal to be environmentally unfriendly as it would destroy a significant portion of vegetation surrounding the bank of the creek.

Despite the developers environmentally sensitive approach to the proposal the speaker advised she could not support this application as the developer has not agreed with the residential community's request to leave other specific sites within Discovery Place undeveloped. Ms. Chami suggested that no development should take place on this site and it should be protected as it has been identified as part of one of a dozen natural forested regions remaining in the G.V.R.D. Ms. Chami referred to a Lower Mainland Natural Areas Inventory prepared in 1977 by the Ministry of Environment, Province of B.C. which, at that time, recommended private owners be encouraged to preserve these scarce natural resources. Ms. Chami submitted a copy of this document to Council with her letter, noted above, and a copy is on file in office of the City Clerk.

In conclusion, the speaker expressed concern about what value Discovery Place Inc. has to the community and what financial benefit it provides to universities and other educational institutions.

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His Worship, Mayor W.J. Copeland requested that staff prepare a report advising on the economic advantages to Discovery Park Inc. particularly with respect to jobs and revenue to the City of Burnaby.

Dennis Danielson, 4086 Spruce Street, Burnaby appeared before Council members to provide comment on the proposed rezoning application. The speaker believes that Discovery Parks Inc. has done a good job in drawing up the proposed plan for the development of Lot "C" which is the subject of this particular application. In conclusion, Mr. Danielson advised that, although he may support the way this particular plan is to be developed, overall he does not support further development of the Discovery Place lands in general, and is particularly opposed to any development of Lots M or K.

A copy of Mr. Danielson's presentation was provided to Council and is on file in the office of the City Clerk.

Bob Gunn, 6141 Patrick Street, Burnaby appeared before members of Council to advise that he, like others, appreciates the significant environmental value of Lot C and its surrounding area. However, the speaker advised he also recognizes that development must occur in this site in order to meet growing demands within Burnaby and that not all existing natural areas of the City will be preserved. It is the speaker's view that an effective redevelopment process, in the form of effective and continuing communication between all stakeholders, is the key to a balanced liveable community. Mr. Gunn commended Discovery Parks Inc. (D.P.I.), local citizens and the City in following this process, which has resulted in D.P.I. bringing forward a proposal which is sensitive to local and environmental issues.

In conclusion, Mr. Gunn advised that while he is supportive of this proposal he is concerned about the proposed treatment to the creek. The speaker urged the City to continue working with D.P.I. on an appropriate environmentally sensitive treatment to the creek as the initial direction to implement a "rip-rapping" treatment is not compatible with the planned use of the area or its sensitive environmental value.

Council directed that staff provide further information to Council on proposed alternative treatments of the creek.

Gerald Owen, 3894 Spruce Street, Burnaby appeared before members of Council to express concern about the loss of green space that will result from development of this site. The speaker read from an article written by Calvin Sandborn and published in the Vancouver Sun concerning the need to preserve natural areas in the communities in which we live. Mr. Owen presented Council with suggestions for solutions to parking and traffic congestion in the Burnaby area and, lastly commended D.P.I. for continuing to work with the community to establish and maintain a standard of social and environmental ethics.

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Mr. Owen's comments are outlined in his letter submitted to Council and, along with the Vancouver Sun article, are on file in the office of the City Clerk.

Dave Osmond, Gartner Lee Ltd., environmental consultants for Discovery Parks Inc. appeared before Council members to address some of the concerns expressed by previous speakers, particularly with respect to the treatment of the creek for erosion control.

The speaker advised that his firm has been retained by D.P.I. to firstly, determine the need for erosion control on the stream and, secondly, to identify alternate measures to achieve this control. As a result of their investigation Gartner Lee Ltd. has determined that the banks of the stream are indeed unstable and will require some kind of treatment.

In conclusion, the speaker further advised there is room for alternative methods of treatment to the creek, instead of or along with "rip-rapping", and that D.P.I. is in agreement with local residents that it is necessary to treat the creek in a sensitive manner.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference # 7/96, Bylaw No. 10402 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 41, 1996" - BYLAW NO. 10403

Rezoning Reference #9/96

4510/18/24/30/38 Kingsway, 6038/46/62/68/74/78 Willingdon Avenue, Ptn. 6016 Cassie Avenue, 6025/38/43/44/50/51/60/61/70/73/76/81/84/88 Cassie Avenue, Ptn. 6055 McKay Avenue, 6087/97/6105/21/37/49/59/71 McKay Avenue - located within Metrotown Area 14 generally bounded by Kingsborough Street, Willingdon Avenue, Kingsway and McKay Avenue

Lot 30, Plan 4779; Lots 1/2/3, Plan 6407; Pcl. a (EP12577) Lot 3/Lot 3 Exc.: Pcl. a (EP12577)/Ptn. Lot 4 Exc.: part subdivided by Plan 5072/Pcl. a (J143210E) Lot 7/Lot 8 Exc.: Firstly: the westerly 41 ft. (EP3468), Secondly: Pcl. a (EP8503)/Pcl. B (EP8891) of the westerly 41 ft. of Lot 8/Pcl. B (36/376/48401F) of Lot 7/Pcl. a (EP8503) Lot 8, Blk.

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14/Westerly 41 ft. (EP3468) Lot 8, Exc.: Pcl. B (EP8891), Blk 14, Plan 2236; Lots 1/2/4/28/27/26/ Northerly & Southerly half Lot 3/Pcl. a (BY36263E) of Lot 5/Southerly half Lot 5 Exc.: part dedicated road on Plan 79221, having a frontage of 33 ft. on an unnamed road by a uniform width the full depth of said lot and adjoining Lot 6, Plan 2660; Pcl. Two (EP10702) of Pcl. a (EP1183) Lot 14/Pcl. a (EP1183) exc.: Firstly: Pcl. One (RP1904) Secondly: Pcl. Two (EP10702) of Blk. 14, Plan 783; Pcl. B (BY67243) Lot 8/Pcl. a (BY56611E) Lot 7/Pcl. C (BY83703E) of Lot 6/Pcl. a (BY38913E) Lot 5, exc. Part dedicated road on Plan 79221/Pcl. a (G93228E) Lot 8/East half Lot 7/Easterly half Lot 6, being all that portion of said Lot 6 lying easterly of a straight line bisecting the northerly and southerly boundaries/Easterly half Lot 5 exc.: part dedicated road on Plan 79221, Plan 2370; Northerly 71 ft. of Lot E, said northerly 71 ft. having a frontage of 71 ft. on Cassie Avenue by full depth of said Lot E and adjoining Lot 26/Lot E Exc.: Firstly: the northerly 71 ft. thereof said northerly 71 ft. having a frontage of 71 ft. on Cassie Avenue by full depth of said Lot E and adjoining Lot 26, Secondly: part dedicated road on Plan 79221, Plan 9764; Ptn. Lot 1, Plan LMP11584; all of DL 153, Grp. 1

From: C3 General Commercial, R5 Residential, M1 Manufacturing and CD Comprehensive Development Districts (utilizing the P2 Administration and Assembly District as a guideline)

To: CD Comprehensive Development District (utilizing the C3 General Commercial and RM5 Multiple Family Residential Districts as guidelines, and in accordance with the Development Plan entitled "Crystal Square" prepared by Stanley Kwok Architect and Baker McGarva Hart, Architecture and Planning)

The purpose of the proposed zoning bylaw amendment is to permit the development of a major mixed-use proposal including a full service hotel with a conference facility, an apartment tower and a low-rise apartment component, offices, retail/market/restaurant/cinema podium uses and public open space component.

A letter dated 1996 June 22 was received from B. Elder, 6157 Berwick Street, Burnaby, V5H 1W3 expressing concern regarding retention of two of items of heritage value. Firstly, the writer requested the removal and retention of a large specimen of Rhododendron at 6042 Willingdon Avenue and secondly preservation of the house at 6038 Willingdon Avenue.

A letter dated 1996 June 21 was received from Parvin Chami, 3710 Kalyk Avenue, Burnaby expressing concern about traffic associated with this rezoning application.

Stanley Kwok, architect for the rezoning proposal, appeared before Council to briefly describe the development plan. Mr. Kwok informed Council that the proposal calls not only for the hotel units to be subject to strata title but the entire project, including the commercial/retail component, which will allow small shop owners the opportunity to own their premises while participating in a large development. In response to the traffic concerns expressed to Council, Mr. Kwok assured Council that the development is designed to be pedestrian oriented and every encouragement will be used to promote pedestrian flow.

Parvin Chami, 3710 Kalyk Avenue, Burnaby, appeared before members of Council to advise that while she was not opposed to the subject development she was concerned about what affect it may have upon traffic in this area. The speaker suggested that the Metrotown area is already suffering from traffic congestion and that the increased density of the proposed development could make the situation worse.

Amelia Petersen, 4126 Cambridge Street, Burnaby appeared before Council members to suggest to Council and staff that when large projects such as this are being developed that provision for community gardens included.

Charles Huang, representing a business owner leasing premises at the subject site, appeared before Council to ask for clarification regarding compensation to businesses when the site is developed.

Richard Papineau, 6073 Cassie Avenue, Burnaby appeared before members of Council and advised that, speaking as a member of Mothers Against Drunk Drivers, he was concerned about the necessity for locating a third full-service hotel within close proximity of two other hotels. Mr. Papineau also expressed concern about traffic safety; specifically with regard to access and egress to the subject development site. Mr. Papineau also indicated his concern about security and policing issues and expressed the desire to see improvement in these areas, especially in light of the proposed increased density.

Sharon Davis, representing A. & B. Sound Ltd., owners of 4568 Kingsway, appeared before Council members and requested clarification as to what impact improvements to the Kingsway/McKay Avenue intersection will have on the potential Phase 2 sites.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #9/96, Bylaw No. 10403 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 42, 1966" - BYLAW NO. 10407

Rezoning Reference #26/96

3802 Hastings Street, 3885/97 Pender Street - located south of Hastings Street, a block east of Boundary Road on a portion of a block designated the "Urban Renewal Site" in the Hastings Street Area Plan

Lot 58, Plan 63799; Lots 12 & 11, Exc. Pcl. B (BL63608), Blk. 10, Plan 1236; all of D.L. 116, Grp. 1, NWD

From: C3 General Commercial District & R5 Residential District

To: CD Comprehensive Development District (based on C8 Hastings Village Commercial District, P3 Park and Public Use District and Hastings Street Area Plan as guidelines and in accordance with the general development guidelines prepared by the City of Burnaby and the Community Garden plans prepared by the Heights Neighbourhood Association)

The purpose of the proposed zoning bylaw amendment is to provide development guidelines for the site and to allow an interim community garden on the Pender Street portion.

A letter dated 1996 May 12 was received from Diana Hall, Treasurer, Heights Neighbourhood Association, urging Council to support the Association's request to develop a community garden.

A letter dated 1996 June 14 was received from Svend J. Robinson, M.P., Burnaby Kingsway, expressing his support for the request by the Heights Neighbourhood Association for a temporary community garden.

Diana Hall, 4115 Yale Street, Burnaby appeared before members of Council and advised that she is the Chair of the Community Greening Committee of the Heights Neighbourhood Association, the organization responsible for initiating the Community Garden Project. The speaker reviewed the projects the Heights Neighbourhood Association has undertaken and advised that the Association's current on-going project is to develop a community garden in their area.

Ms. Hall briefly listed the benefits that the community would derive from this project: greater economic self-reliance through food production; ecological responsibility through the promotion of on-site composting; improvement to social inequities by providing garden plots to those who do not have a yard of their own; community participation through operation of the program; educational value through the involvement of Gilmore

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Ms. Hall briefly listed the benefits that the community would derive from this project: greater economic self-reliance through food production; ecological responsibility through the promotion of on-site composting; improvement to social inequities by providing garden plots to those who do not have a yard of their own; community participation through operation of the program; educational value through the involvement of Gilmore Community School who are invited to participate and a maximization of the local focus through the inclusion of benches and wheelchair accessible paths in order that all may enjoy the site.

Lee Rodgers, 3901 Pender Street, Burnaby appeared before members of Council to request clarification of long-range plans for the 3800 block Pender Street, particularly with regard to possible non-market housing.

Rui Nunes, 1436 Graveley Street, Vancouver appeared before Council members in support of the proposed garden. Mr. Nunes outlined the proposed garden design and advised that two primary issues were considered in its design -- the garden plots themselves and the public spaces. The speaker explained that there will be 43 garden plots, ranging in size from 100 to 200 square feet; the sites will be provided with walkways that will be accessible to the handicapped; inclusion of pathways through the site will encourage pedestrian traffic; benches will be provided and; planting of fruit trees and a small rose garden are also proposed. Mr. Nunes also advises the garden will be fenced with a split rail fence and that, as the garden is only to be used on an interim basis, all structures and trees will be small and easily relocated.

In response to queries from Council, Mr. Nunes advised that vandal-proof benches will only be provided if funds permit and that, because of the temporary nature of its fencing, there is no provision to limit the hours of access to the garden.

Linda Jung, 4026 Eton Street, Burnaby appeared before Council members to express her support for the garden proposal. The speaker advised she would like to see a permanent park on the site and is not in favour of using the site for parking purposes.

Chris Roberts, 3746 Cambridge Street, Burnaby appeared before Council members and advised that, as his accommodation has limited garden space and as he is a gardener by profession, he is most supportive of the proposal and willing to volunteer time and labour to create and maintain a public garden. Mr. Roberts advised that since the only other community garden located in Burnaby is in South Burnaby and he would have to access it by public transportation he supports a North Burnaby location.

Angie Kennedy, #3 - 485 MacDonald Avenue, Burnaby appeared before Council members to indicate her support for a community garden in this area.

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Claudia Campana, Executive Director, Heights Merchants Association, 102 - 4011 Hastings Street, Burnaby advised that the Association has no interest in this site for a parking lot and, further, that the Association fully supports the interim use of the site as a community garden. The speaker informed Council that, in the long term, the Association will continue to seek urban renewal for this site.

Flavio Santarossa, 4134 Hastings Street, Burnaby appeared before members of Council to express support for the community garden project. The speaker informed Council that, as he has no garden space available to him, he is most willing to contribute time to create a community garden.

Sharon Mudrakoff, 3743 Eton Street, Burnaby appeared before members of Council to express her support for the proposed community garden. The speaker commended everyone in the neighbourhood who have worked so hard to bring this project about.

Amelia Peterson, 4126 Cambridge Street, Burnaby, a member of the Community Greening Committee of the Heights Neighbourhood Association, appeared before Council members to express her support for the community garden project. The speaker advised that the Committee has worked two years in bringing this project to this point and feels that the proposed plans are beautiful and desirable for a site that has been unattractive for at least 20 years.

In conclusion, the speaker advised that as density in the Lower Mainland increases there will be a greater demand for this type of project and urged Council to be pro-active in encouraging this type of proposal in other development areas.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #26/96, Bylaw No. 10407 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1996" - BYLAW NO. 10395

TEXT AMENDMENT

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The purpose of the proposed Text Amendment is to clarify the difference between wholesalers and retailers and ensure that such uses are located in the appropriate zoning district.

No one appeared in connection with this Text Amendment.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10395 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1996" - BYLAW NO. 10396

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to provide physical standards to determine which antenna proposals must be the subject of a rezoning application.

No one appeared in connection with this Text Amendment

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10396 be now terminated."

CARRIED UNANIMOUSLY

9. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1996" - BYLAW NO. 10397

TEXT AMENDMENT

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The purpose of the proposed Text Amendment is to undertake minor amendments to the text of the R4, R5 and R12 Districts that will permit the development of semi-detached dwellings that fit better into existing neighbourhoods.

No one appeared in connection with this Text Amendment.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10397 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR EVANS

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:50 p.m.

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 JUNE 25 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, 1996" - BYLAW NO. 10399

Rezoning Reference #48/94

6670 Rumble Street - located on the south side of Rumble Street between Hedley Avenue and 19th Street and abutting Ron McLean Park

Lot B, D.L. 160, Grp. 1, NWD, Plan 17868

From: M2 General Industrial District

To: CD Comprehensive Development District (based on RM1 and RM2 Multiple Family Residential Districts use and density and a maximum Floor Area Ratio of 0.60, and in accordance with the Development Plan entitled "Townhouse Development 6670 Rumble Street" prepared by F. Adab Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a townhouse development with underground parking.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1996" - BYLAW NO. 10400

Rezoning Reference #46/95

7353 Braeside Drive - located at the northerly end of Braeside Drive, between Barnet Road and Ridge Drive

Lot 57, D.L. 216, Grp. 1, NWD, Plan 10936

From: R2 Residential District

To: R2a Residential District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single-family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 1996" - BYLAW NO. 10401

Rezoning Reference #5/96

7400 Fraser Park Drive - located at the northeast corner of Fraser Park Drive and Byrne Road

Parcel A, D.L. 166A, Grp. 1, NWD, Plan 77603

From: CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District guidelines)

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District guidelines and in accordance with the Development Plan entitled "Flora Manufacturing & Distributing Ltd. Proposed Building Addition" prepared by J.T. Engineering and Management Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit an addition to the existing industrial development.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 1996" - BYLAW NO. 10402

Rezoning Reference #7/96

Portion of 3500 Gilmore Way - located east of Gilmore Way, a block south of Canada Way, in Discovery Place (B.C.I.T. Site)

Portion of Lot 2, D.L. 71, Grp. 1, NWD, Plan LMP12752

From: CD Comprehensive Development District (based on the Discovery Parks Community Plan

To: Amended CD Comprehensive Development District (based on M8 District use and density and Discovery Place Community Plan guidelines, and in accordance with the Development Plan entitled "Lot C: Discovery Place" prepared by Bunting Coady Architects)

The purpose of the proposed zoning blaw amendment is to permit the development of an advanced technology research and office facility within Discovery Place (BCIT Site).

5. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 41, 1996" - BYLAW NO. 10403

Rezoning Reference #9/96

4510/18/24/30/38 Kingsway, 6038/46/62/68/74/78 Willingdon Avenue, Ptn. 6016 Cassie Avenue, 6025/38/43/44/50/51/60/61/70/73/76/81/84/88 Cassie Avenue, Ptn. 6055 McKay Avenue, 6087/97/6105/21/37/49/59/71 McKay Avenue - located within Metrotown Area 14 generally bounded by Kingsborough Street, Willingdon Avenue, Kingsway and McKay Avenue

Lot 30, Plan 4779; Lots 1/2/3, Plan 6407; Pcl. A (EP12577) Lot 3/Lot 3 Exc.: Pcl. A (EP12577)/Ptn. Lot 4 Exc.: part subdivided by Plan 5072/Pcl. A (J143210E) Lot 7/Lot 8 Exc.: Firstly: the westerly 41 ft. (EP3468), Secondly: Pcl. A (EP8503)/Pcl. B (EP8891) of the westerly 41 ft. of Lot 8/Pcl. B (36/376/48401F) of Lot 7/Pcl. A (EP8503) Lot 8, Blk. 14/Westerly 41 ft. (EP3468) Lot 8, Exc.: Pcl. B (EP8891), Blk 14, Plan 2236; Lots 1/2/4/28/27/26/ Northerly & Southerly half Lot 3/Pcl. A (BY36263E) of Lot 5/Southerly half Lot 5 Exc.: part dedicated road on Plan 79221, having a frontage of 33 ft. on an unnamed road by a uniform width the full depth of said lot and adjoining Lot 6, Plan 2660; Pcl. Two (EP10702) of Pcl. A (EP1183) Lot 14/Pcl. A (EP1183) exc.: Firstly: Pcl. One (RP1904) Secondly: Pcl. Two (EP10702) of Blk. 14, Plan 783; Pcl. B (BY67243) Lot 8/Pcl. A (BY56611E) Lot 7/Pcl. C (BY83703E) of Lot 6/Pcl. A (BY38913E) Lot 5, exc. Part dedicated road on Plan 79221/Pcl. A (G93228E) Lot 8/East half Lot 7/Easterly half Lot 6, being all that portion of said Lot 6 lying easterly of a straight line bisecting the northerly and southerly boundaries/Easterly half Lot 5 exc.: part dedicated road on Plan 79221, Plan 2370; Northerly 71 ft. of Lot E, said northerly 71 ft. having a frontage of 71 ft. on Cassie Avenue by full depth of said Lot E and adjoining Lot 26/Lot E Exc.: Firstly: the northerly 71 ft. thereof said northerly 71 ft. having a frontage of 71 ft. on Cassie Avenue by full depth of said Lot E and adjoining Lot 26, Secondly: part dedicated road on Plan 79221, Plan 9764; Ptn. Lot 1, Plan LMP11584; all of DL 153, Grp. 1

From: C3 General Commercial, R5 Residential, M1 Manufacturing and CD Comprehensive Development Districts (utilizing the P2 Administration and Assembly District as a guideline)

To: CD Comprehensive Development District (utilizing the C3 General Commercial and RM5 Multiple Family Residential Districts as guidelines, and in accordance with the Development Plan entitled "Crystal Square" prepared by Stanley Kwok Architect and Baker McGarva Hart, Architecture and Planning)

The purpose of the proposed zoning bylaw amendment is to permit the development of a major mixed-use proposal including a full service hotel with a conference facility, an apartment tower and a low-rise apartment component, offices, retail/market/restaurant/cinema podium uses and public open space component.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 42, 1966" - BYLAW NO. 10407

Rezoning Reference #26/96

3802 Hastings Street, 3885/97 Pender Street - located south of Hastings Street, a block east of Boundary Road on a portion of a block designated the "Urban Renewal Site" in the Hastings Street Area Plan

From: C3 General Commercial District & R5 Residential District

To: CD Comprehensive Development District (based on C8 Hastings Village Commercial District, P3 Park and Public Use District and Hastings Street Area Plan as guidelines and in accordance with the general development guidelines prepared by the City of Burnaby and the Community Garden plans prepared by the Heights Neighbourhood Association)

Lot 58, Plan 63799; Lots 12 & 11, Exc. Pcl. B (BL63608), Blk. 10, Plan 1236; all of D.L. 116, Grp. 1, NWD

The purpose of the proposed zoning bylaw amendment is to provide development guidelines for the site and to allow an interim community garden on the Pender Street portion.

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1996" - BYLAW NO. 10395

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to clarify the difference between wholesalers and retailers and ensure that such uses are located in the appropriate zoning district.

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1996" - BYLAW NO. 10396

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to provide physical standards to determine which antenna proposals must be the subject of a rezoning application.

9. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1996" - BYLAW NO. 10397

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to undertake minor amendments to the text of the R4, R5 and R12 Districts that will permit the development of semi-detached dwellings that fit better into existing neighbourhoods.

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 June 11 to Tuesday, 1996 June 25.

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

D.R. Comis
CITY CLERK