

1996 MARCH 26

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1996 March 26 at 7:30 p.m.

PRESENT: Acting Mayor D.A. Lawson (In the Chair)
Councillor D.R. Corrigan
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor L.A. Rankin (Arrived 7:36 p.m.)
Councillor C. Redman (Arrived 7:42 p.m.)
Councillor J. Young (Arrived 7:35) p.m.

ABSENT: Mayor W.J. Copeland

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

The Public Hearing was called to order at 7:34 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 15, 1996" - BYLAW NO. 10351

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to expand the range of two family dwellings permitted to be built in the R4 and R5 District to include two-storey semi detached dwellings (side-by-side duplexes) and to slightly reduce the minimum lot width and area requirements for single and two family lots in the R4 District.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 10351.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10351 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #34/95, Bylaw No. 10357 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 18, 1996" - BYLAW NO. 10358

Rezoning Reference #48/95

8207/15/45/46 Eleventh Avenue - located on both sides of the 8200 block of Eleventh Avenue between First Street and Newcombe Street.

Lots 6-10, Blk. 4, D.L. 27 Plan 697; Lots 15-28, Blk. 4, D.L. 25 Plan 1169; Lots 1-14, Blk. 3, D.L. 25, Plan 1169; all of Grp. 1, NWD

From: R5 Residential District

To: CD Comprehensive Development District (based on RM1 Multiple Family Residential District guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the phased redevelopment of affordable townhouses on the site.

A petition was received in the form of 102 identical letters expressing opposition to the rezoning proposal. The text of the petition is as follows:

"I am a resident of East Burnaby and a member of the Neighbourhood Action Group formed to formally protest the proposal by the New Vista Society to rezone their property in the 8200 block of 11th Avenue, Burnaby.

I am opposed to changing the zoning from R5 Residential District to CD Comprehensive Development District for the purpose of phased redevelopment of the site for low-density, low-income family housing.

I object to displacing the senior citizens in our neighbourhood as they have been a part of our community for many years and do not contribute to any of the problems high-density, low-income housing will create.

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I object to the increase in population density (over 100 family units) in a basically single family neighbourhood and the resulting problems which will follow:

- 1) Increased traffic.
- 2) Increased crime, decreased property values.
- 3) Huge increase in student population in the already overcrowded school in this area. (Second Street Community School).

I am asking that Council refuse to allow this change in rezoning and the proposed redevelopment of the 8200 block of 11th Avenue.”

A letter dated 1996 March 14 was received from D.E. and D. Antrodus, 8175 - 10th Avenue, Burnaby, expressing opposition to the zoning change.

A letter dated 1996 March 14 was received from S.J. Peters, 8207 - 10th Avenue, Burnaby, expressing opposition to the zoning change.

A letter dated 1996 March 6 was received from P. Bulych, 8043 - 16th Avenue, Burnaby, expressing opposition to the zoning change.

A letter dated 1996 February 21 and forwarded by M.P. Paul Forseth was received from Lester and Madeleine Ellis, 8398 - 11th Avenue, Burnaby, protesting the building of more low rental homes in the 8200 block and requesting support for seniors housing.

A letter dated 1996 March 16 was received from Elizabeth Elwood, 8134 - 14th Avenue and Edna Lotocky, 8228 - 17th Avenue, Burnaby, suggesting information on the percentage of low cost/subsidized housing in East Burnaby, in relation to all of Burnaby, be made public prior to a decision on redevelopment of this site.

A letter dated 1996 March 25 was received from Ruth Ramsay, 8119 - 11th Avenue, Burnaby, advising she sees no upside to this application and expresses support for seniors' housing for the site.

A letter dated 1996 March 25 was received from Alan and Pat Moore, 8119 - 11th Avenue, Burnaby, advising they see no upside to this application, however seniors' housing would be acceptable.

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A letter was received from Neighbourhood Action Group (NAG) indicating that they are adamantly opposed to the rezoning of the 8200 block of 11th Avenue in Burnaby from R5 to CD. The letter also indicates the organization's desire that New Vista continue to provide low-income housing for seniors, but not multi family units. Attached to this letter is a petition containing 485 signatures of area residents; the text of the petition reads as follows:

“We, the undersigned, are completely opposed to the rezoning and redevelopment planned for the 8200 block of 11th Avenue, Burnaby for the purpose of eliminating the existing New Vista Society's Senior Housing Project and replacing it with:

- 1) 40 low-income housing units (11th Avenue, northern side), and
- 2) additional townhouse units (11th and 10th Avenues, south eastern ends)”

Ron Howard, 301 - 761 Cardero Street, Vancouver architect, and applicant for the subject rezoning application, appeared before Council and introduced two other members of the project team who were here to outline various aspects of the proposal.

Denny Beaudin, Executive Director, New Vista, 7556 Rosewood Street, Burnaby appeared before Council to provide some background about New Vista. The speaker advised that, originally, New Vista's purpose was to provide low-cost housing for single women and over time that focus changed to provide housing/care facilities for seniors. Currently, New Vista operates 511 units for seniors, 236 intermediate care beds, a 23 patient Alzheimer Program, an adult day program for 60 seniors, as well as a variety of other programs.

Through its investigation into the feasibility of replacing its aging facilities New Vista discovered that there is little or no funding available for seniors housing; however there is a need and funding available for good quality low-cost family housing and New Vista has prepared a proposal to meet that need. Mr. Beaudin outlined the process New Vista has followed in bringing this proposal to this stage and urged Council to support the project.

Elaine Duvall, 2081 Napier Street, Vancouver, a representative of Progressive Home, part of the New Vista development team, briefly summarized her experience in building non-profit housing. The speaker explained that the intent of the New Vista housing proposal is to provide good quality housing for parents and children in a healthy neighbourhood environment.

Ms. Duvall displayed a map showing where subsidized housing is located within Burnaby and provided Council members with a document prepared by the B.C. Housing Ministry entitled "Toward More Inclusive Neighbourhood - Property Values Unaffected by Non-Market Housing (copy on file in the office of the City Clerk.) The proposal by New Vista is to have three phases: Phase I providing mixed-income housing (1/3 market rental, 1/3 slightly subsidized, 1/3 substantially subsidized) for families, seniors and disabled; Phase II providing townhouses for first-time homeowners and; Phase III providing units similar to those in Phase I.

Ron Howard, concluded the applicants' presentation by outlining the specific details of the proposal. The speaker provided Council with documents that include project data, a site location map, an overall site and phase, elevation and section plans for Phase I (on file in the office of the City Clerk). Mr. Howard advised that New Vista Society have obtained approval from B.C. Housing for Phase I of this project. The proposal calls to replace the existing 94 seniors' units with 94 multi-family, senior and disabled units through three phases. Phase I of the project is for 40 units, including one, two, three and four bedrooms, with underground parking and utilizing a good quality, individual house look that will be complimentary to the neighbourhood.

** Councillor Drummond retired from the Council Chamber at 8:15 p.m.

Shirley Peters, 8207 - 10th Avenue, Burnaby, appeared before Council and presented a petition containing 500 signatures and additional form letters from area residents opposed to this rezoning application. Ms. Peters, a long time resident of this area, advised that this proposal is totally unacceptable to her; that this neighbourhood is a single family neighbourhood and she wants it to stay that way. Ms. Peters considers the seniors to be good neighbours and feel they should be allowed to stay.

The speaker believes this proposal will result in increased density, a change in neighbourhood demographics, increased traffic, strain on local school facilities, increased crime and vandalism and reduced property values. Ms. Peters concluded by asking Council to respect the wishes of area residents to keep this neighbourhood as it is.

Beth Chobotuck, 8247 - 16th Avenue, Burnaby appeared before Council to indicate her support for the rezoning application. The speaker, an active and involved member of this neighbourhood, advised that she has studied the plans, has had all her questions answered to her satisfaction and has concluded the proposal is well thought out and fully supports it.

** Councillor Drummond returned to the Council Chamber and took his place at the Council table.

Lester Ellis, 8398 - 11th Avenue, Burnaby appeared before Council to express his opposition to the rezoning proposal. Mr. Ellis advised that the neighbourhood is currently experiencing problems with residents of a local apartment building and expressed concern that this new proposal will further increase crime and vandalism. Mr. Ellis also expressed concern that the residents of New Vista will not have any place to go.

Nan Blackmore, 8468 - 17th Avenue, Burnaby, a member of the New Vista Society, appeared before members of Council to address residents' concerns regarding crime and vandalism. The speaker advised that New Vista would be willing to take a leadership role in establishing a Block Watch Program and encouraged the community to work with New Vista to solve problems together. Ms. Blackmore fully supports the rezoning proposal.

Sherry Hill, 31933 Salmon Hill Court, Abbotsford appeared before Council to express support for the rezoning proposal. Ms. Hill advised that she is a single parent who would apply to live in this housing development. The speaker suggested that people with low income or in need of social assistance need an opportunity to provide a better life for their family and affordable housing will assist people in achieving this goal. Ms. Hill supports a system of thorough screening of housing applicants in order to provide a safe environment for everyone. The speaker asked that Council give favourable consideration to this application.

Mr. Frank Ritten, 8272 - 12th Avenue, Burnaby appeared before members of Council to advise he was opposed to the rezoning proposal. Mr. Ritten considers crime to be a problem in this area already and the proposed development will only make it worse.

Constantin Mitsouras, 8166 - 11th Avenue, Burnaby appeared before Council to voice his opposition to the rezoning application. The speaker believes the neighbourhood belongs to the residents who live there and expressed concern about increased crime in the neighbourhood.

Sonja Alton, 3509 Chrisdale Avenue, Burnaby appeared before Council to indicate her support for the proposed zoning change. Ms. Alton, a member of the New Vista Board and an educator, advised that anticipated problems with overcrowding in the schools can be addressed. Provision is being made to open the old Marian High school as an elementary school; plans are underway for the new Cariboo High School and some space is available in Armstrong Elementary School. The speaker advised that the anticipated requirements for school space from this proposal would be 16 pre-school spaces, 30 elementary spaces and 12 high school spaces.

Colby Peters, 3562 S.E. Marine Drive, Vancouver appeared before members of Council and advised that she currently resides in a non-profit housing facility and would never apply to live in another. In the speaker's opinion too many low-income people living together does not create a good or safe environment.

Al Felder, #315, 8246 - 11th Avenue, Burnaby appeared before the members of Council to voice opposition to the rezoning proposal. Mr. Felder feels that the property in question was given to New Vista to be used for seniors and must be kept for that use.

Chester Ostonal, 8259 - 10th Avenue, Burnaby appeared before Council to express his opposition to the rezoning application. The speaker advised he has recently moved to this neighbourhood because he thought it was a nice place for his family but does not agree with this proposal and is strongly opposed to it.

** Councillor Redman retired from the Council Chamber at 8:55 p.m.

Orest Moysiuk, 7931 Rosewood Street, Burnaby appeared before members of Council and advised he was in favour of the rezoning proposal. The speaker feels this type of housing is needed and, in his experience, can be very pleasant. Mr. Moysiuk, a member of the New Vista Society and the East Burnaby Ratepayers Association, advised that this was his personal opinion and not those of any organization he belongs to.

** Councillor Redman returned to the Council Chamber at 8:56 p.m. and took her place at the Council table.

Kelsey Peters, 1415 St. Georges, North Vancouver appeared before Council members to express her opposition to the rezoning proposal. The speaker, who informed Council she was raised in this neighbourhood and that her mother still lives there, believes crime to be a problem in this area and that adding a number of low-income residents to the neighbourhood would be detrimental. Ms. Peters also expressed concern about increased traffic, increased density and overcrowding in schools. New Vista's lack of experience in managing this type of housing development was also a point of concern for the speaker.

Earl Ricard, 8407 - 10th Avenue, Burnaby appeared before Council and advised he was opposed to the rezoning application. The speaker listed crime and vandalism in the neighbourhood as his concerns.

Mark Cameron, 8413 - 11th Avenue, Burnaby appeared before Council to indicate he was opposed to the rezoning application. The speaker considers the changes that have occurred in this neighbourhood in the past few years not to be for the better and expressed concern that the proposal will negatively impact on the value of his home. Mr. Cameron concluded that any new development should be for seniors only.

Marilyn Wong, 8591 Karrman Avenue, Burnaby appeared before Council to express opposition to this proposal. The speaker was concerned that New Vista could not guarantee that ownership of the development would not change nor that it would not deteriorate into a ghetto-type neighbourhood. Ms. Wong also expressed concern that increased traffic and density will adversely affect the neighbourhood. In conclusion, the speaker suggested that these properties be secured for future seniors' housing.

Margaret Costa, #110 - 7530 Rosewood Street, Burnaby, appeared before Council to advise it was a privilege to live at New Vista and urged Council to support the rezoning application.

Russell Fralic, 8088 - 12th Avenue, Burnaby appeared before Council to advise of his opposition to the rezoning proposal. The speaker feels the zoning should be left as it is and be used for future seniors' housing.

Phil Bailey, 7982 Rosewood Street, Burnaby, appeared before members of Council to express his support for the proposal. Mr. Bailey, a member of the New Vista Board, advised that social housing is needed, that this project is a good one; that will be well managed and screened. The speaker suggested that many of the problems neighbourhood residents are experiencing involve an existing private development. Mr. Bailey concluded by asking Council to support this proposal.

Don Peitsch-Tyerman, 8113 - 10th Avenue, Burnaby appeared before members of Council to advise he is not in favour of the proposal. The speaker expressed concern about increased traffic problems in the area, unsupervised children, New Vista's lack of experience with this type of project and that they offer no promises to area residents that everything will proceed as planned.

Marion Abid, 8227 - 12th Avenue, Burnaby appeared before members of Council to indicate she is opposed to this rezoning application. The speaker advised she likes having the seniors in the neighbourhood and wants them to stay and is concerned about overcrowding at Second Street School.

Ray Agnew, 6069 Keith Street, Burnaby, appeared before Council to express his support for the rezoning proposal. Mr. Agnew, a volunteer member at New Vista, believes people should do for others, that financial poverty is not a crime and that adequate affordable housing is needed for young families. The speaker concluded by urging Council to support the rezoning proposal.

Mildred Canessa, 5131 Carson Street, Burnaby, appeared before Council to express her support for this rezoning application. The speaker related her experience of living next door to a group home and how saddened she was by the neighbourhood's exclusion of its residents. Ms. Canessa, a member of the New Vista Board, advised that the intention of this type of housing is to assist people in making their own way.

Bill Chobotuck, 8247 - 16th Avenue, Burnaby appeared before Council to express his support for the rezoning proposal.

** Councillor Young retired from the Council Chamber at 9:32 p.m.

** Councillors Rankin and Johnston retired from the Council Chamber at 9:35 p.m.

Tom Routtu, 7566 - 2nd Street, Burnaby appeared before Council to express his opposition to the proposed rezoning. The speaker advised that he is already concerned about crime, overcrowded schools and increased traffic and that this project will only add to the problem. Mr. Routtu concluded that he would strongly recommend against the project.

Adele Lemire, 8489 - 11th Avenue, Burnaby appeared before Council to express her opposition to the proposed rezoning. The speaker advised that there are serious problems existing in the neighbourhood and that Council should listen to the 500 people who petitioned against the proposal as they have to live there.

** Councillor Johnston returned to the Council Chamber at 9:37 p.m. and took his place at the Council table.

** Councillors Rankin and Young returned to the Council Chamber at 9:40 p.m. and took their places at the Council table.

Randy Sibley, 8469 - 11th Avenue, appeared before the members of Council to advise he is opposed to the rezoning application. The speaker suggested the property needs to be left for the seniors.

** Councillors Drummond and Corrigan retired from the Council Chamber at 9:42 p.m.

John Hagen, 1834 London Street, New Westminster, appeared before the members of Council advising he is in favour of the rezoning application. Mr. Hagen, a member of the New Vista Board, suggested that the problems and concerns expressed by residents this evening exist now, are being experienced everywhere, and it is supposition that this project will make things worse. The speaker believes New Vista to be a good organization whose aim is to provide for others and urged Council to support the proposal.

** Councillor Drummond returned to the Council Chamber at 9:47 p.m. and took his place at the Council table.

Craig Hunt, 8227 - 10th Avenue, Burnaby, appeared before Council to express opposition to the rezoning proposal. Mr. Hunt expressed concern about proposed closure of the lane adjacent the subject site.

** Councillor Corrigan returned to the Council Chamber at 9:50 p.m. and took his place at the Council table.

Raj Pandher, 8175 - 13th Avenue, Burnaby appeared before Council to advise she strongly opposes the rezoning application.

Bruno and Mary Allard, 7810 First Street, Burnaby appeared before members of Council to express opposition to the rezoning proposal. Ms. Allard was concerned about crime in the neighbourhood and is opposed to the possibility of having to take children to schools further away. The speaker advised that there is already a housing cooperative in the neighbourhood and that was enough.

George Osanic, 8441 - 11th Avenue, Burnaby appeared before Council to express opposition to the rezoning proposal. The speaker was concerned about crime and traffic and suggested that since New Vista is already involved with seniors it should stay with that.

Ron Colb, 8444 - 11th Avenue, Burnaby appeared before Council to voice his opposition to the rezoning. Mr. Colb was concerned about crime in the area and suggested the neighbourhood needs to be cleaned up.

Florence Vegt, 8074 - 19th Avenue, appeared before Council to express her opposition to the rezoning proposal.

Sarah Carroll, 3270 Portview Place, Port Moody appeared before Council in her capacity as President of the New Vista Society. Ms. Carroll addressed many of the concerns and questions expressed by previous speakers, including the following: New Vista is not inexperienced as a landlord - they have had problems with seniors housing in the past and have dealt with them, including eviction when necessary; the relocation of New Vista's residents has not been cavalier, but rather the buildings are old and desperately need to be replaced; New Vista held an Open House for area residents on this proposal and welcome discussion with the community; the issue of crime is an existing problem and New Vista welcomes anyone to meet with them to help solve some of these problems; New Vista can guarantee that the property will be owned in perpetuity; New Vista can guarantee this will be mixed income housing; School Board's do plan ahead for increased enrolment due to development, and; New Vista is moving to family from seniors housing because there is no funding available for seniors' housing from either the Federal or Provincial governments.

In conclusion, Ms. Carroll urged Council to support this proposal.

Netalie Hutcheon, 8242 - 14th Avenue, Burnaby appeared before Council to express her opposition to the rezoning application, even though she believes in the goals of New Vista.

Simon Araujo, 8285 - 12th Avenue, Burnaby appeared before Council to advise he is opposed to the rezoning. The speaker believes the neighbourhood already has problems and that this development will make them worse.

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR DRUMMOND

“THAT this Public Hearing do now recess.”

CARRIED UNANIMOUSLY

The Public Hearing recessed at 10:10 p.m.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR CORRIGAN

“THAT this Public Hearing do now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 10:25 p.m. with His Worship, Mayor Copeland and Councillors Drummond and Rankin absent.

Annette Vink, 7325 - 2nd Street, Burnaby appeared before the members of Council and advised she is opposed to the rezoning application. The speaker expressed concern about crime and traffic in the area.

** Councillor Rankin returned the Council Chamber at 10:26 p.m. and took his place at the Council table.

Shaun Peters, 8207 - 10th Avenue, Burnaby appeared before Council to express his opposition to the rezoning application. Mr. Peters advised that he was concerned about what affect the development would have on property values and the potential negative impact on the neighbourhood. The speaker further advised that the financing intended for low-income housing will not be lost, but allocated elsewhere.

In conclusion, Mr. Peters asked that Council take a good look at how this development would impact on the residents of this neighbourhood.

** Councillor Drummond returned to the Council chamber at 10:28 p.m. and took his place at the Council table.

Rose Cryan, #83, 8266 -11th Avenue, Burnaby, appeared before Council to express her opposition to the rezoning application. The speaker advised she was a resident of New Vista and believes the site should be kept for seniors.

Terry Bates, 8448 - 13th Avenue, Burnaby appeared before members of Council to express his opposition to the rezoning application. The speaker believes New Vista should keep site for a seniors project.

Tom Chung, 8406 - 11th Avenue, Burnaby appeared before members of Council to express his opposition to the rezoning. Mr. Chung advised that problems in the neighbourhood are the result of poor management of a neighbouring apartment building and fears the same thing could happen with the New Vista development.

Maria Androde, 8151 - 11th Avenue, Burnaby appeared before Council to express her opposition to this rezoning application. The speaker was concerned about increased traffic and overcrowding at Second Street School. Ms. Androde also complained about not having enough time to prepare for this Public Hearing. In conclusion, the speaker reiterated her strong opposition to the rezoning proposal.

Agnes Sweetman, 8266 - 11th Avenue, Burnaby, appeared before Council and advised she was one of many New Vista residents who wish to stay at 11th Avenue and were opposed to this rezoning proposal.

Sean Gibbons, 8433 - 11th Avenue, Burnaby appeared before Council to express opposition to the rezoning application. Mr. Gibbons advised that he agrees with the current R5 zoning and with having the seniors at this location and does not want it changed.

Jamie Sayer, 8210 - 11th Avenue, Burnaby appeared before members of Council to express his opposition to the rezoning proposal. Mr. Sayer advised that he understood New Vista was to stay with seniors housing, purchased his home in that belief, and will sell his house if this proposal is approved. The speaker asked Council to listen to the area residents when making its decision.

Dirk Kastelein, 8363 - 16th Avenue, appeared before the members of Council to express his support of the rezoning proposal. Mr. Kastelein advised that the problem with crime the neighbourhood is presently experiencing has nothing to do with this proposal.

Constantin Mitsouras, 8166 - 11th Avenue, Burnaby appeared again before Council to suggest that it was not necessary to build this proposal at this site because land is available elsewhere. The speaker repeated his opposition to the rezoning application.

Ms. Kelsey Peters, 1415 St. Georges, North Vancouver came before Council a second time to further express her opposition to the zoning change. The speaker suggested that New Vista sell or rent the site to seniors under the present zoning or come up with some method of allowing the seniors to stay on the site. With respect to comments made regarding the opening of new school facilities, Ms. Peters advised that Marion is too far away for local residents to take their children.

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Earl Ricard, 8407 - 11th Avenue Burnaby again came before Council to reiterate his request to allow seniors to stay on this site.

Ken Westfield, 8180 - 18th Avenue, Burnaby appeared before Council to voice his opposition to the zoning change.

Jeannie Chung, 8406 - 11th Avenue, Burnaby appeared before Council to express her opposition to the rezoning application. The speaker was very concerned about increasing crime in the neighbourhood and the affect this would have on her children. Ms. Chung voiced strong opposition to the proposal.

Paul Ramos, 8465 - 10th Avenue, Burnaby appeared before Council to indicate his opposition to the proposed rezoning. The speaker was concerned about increased population and growing crime.

Mark Cameron, 8413 - 11th Avenue, Burnaby appeared before Council a second time to further express his opposition to the rezoning application.

** Councillor Young retired from the Council Chamber at 11:05 p.m.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #48/95, Bylaw No. 10358.

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 #48/95, Bylaw No. 10358 be now terminated."

CARRIED UNANIMOUSLY

** Councillor Rankin retired from the Council Chamber at 11:06 p.m.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 1996" - BYLAW NO. 10348

Rezoning Reference #53/95

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4885 Kingsway - located between Kingsway and Hazel Street on the west side of Nelson Avenue

Lot 1, D.L. 32, Grp. 1, NWD, Plan 87510

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District use and density and in accordance with the development plan entitled "Kingsway & Nelson" prepared by Lawrence Doyle Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit mixed-use commercial/highrise residential development .

A letter dated 1996 March 16 was received from R.E. Free, #1003 - 6175 Nelson Avenue, Burnaby, advising the proposal appears to be superior to the previous proposal for the site and suggests that a sixth storey of commercial use be added to the development.

A petition dated 1996 March 19 and containing 118 signatures was submitted by Mr. M. Bahan and residents of 4825 Hazel Street expressing concern about the disruption to the neighbourhood by construction of this development. The text of the petition is as follows:

"If the proposed construction at 4885 Kingsway is approved, the residential residents in the surrounding vicinity have a major concern with the disruption that will occur during the construction phase. We, the undersigned, strongly suggest that you disallow any heavy duty trucks, be it cement, gravel or any dump trucks from using Hazel Street, in front of the Evergreen Apartment, at 4825 Hazel Street. We feel that if the above vehicles are allowed entry from Hazel Street in front of the Evergreen, we would experience major noise, dust and our quality of life would be destroyed. We also have a concern about the dirt that would be tracked into our underground parkade. We would also like to see the cement barricades, currently in use, that block the road between Hazel Street and Nelson Street, stay in place until the construction at 4885 Hazel Street is completed. We are thanking you in advance for your cooperation and assistance to keep our lives as undisrupted as possible."

Mr. Bahan, 4525 Hazel Street, Burnaby appeared before Council to express concerns of residents at 4825 Hazel Street regarding the disruption to the neighbourhood by construction of this project.

Mr. Bahan advised that residents are opposed to the use of Hazel Street by trucks, machinery or any form of construction equipment during the construction of this building and that noise, dust and debris or any other disturbances be kept to a minimum. The speaker further suggested that the cement barricades currently in place between Hazel and Nelson Street be maintained until construction is complete. Mr. Bahan also expressed concern about a "drop-in" facility to be located in the proposed development and that this will not be the type of centre that will create increased crime.

In conclusion, Mr. Bahan presented a petition from residents of 4825 Hazel Street outlining these concerns to Council. A copy of the petition is on file in the office of the City Clerk.

Mr. Larry Doyle, 200 - 1450 Creekside Drive, Vancouver appeared before Council as applicant for the subject rezoning application. In response to concerns expressed by the previous speaker Mr. Doyle advised that contract documents for the construction of the project will ensure that all trucks are kept clean, that City streets are to be maintained and that all City bylaws conformed to. The speaker further informed Council that the "drop in" facility referred to is community space requested by the City of Burnaby and the actual use has not yet been decided, but that it will be controlled and safe.

** Councillor Corrigan retired from the Council Chamber at 11:15 p.m.

** Councillor Rankin retired from the Council Chamber at 11:16 p.m.

Mr. Ted Free, #1003 - 6175 Nelson Avenue, Burnaby appeared before Council expressing concern that Burnaby get the highest and best use for this development site. Mr. Free considers this site to be prestigious for Burnaby and it will set a precedent for the buildings to be built west of it. The speaker feels the commercial component should be at least equal to the residential component of the development and expressed dissatisfaction with the number of storey's contained in the commercial component of the proposal. A copy of Mr. Free's presentation is on file in the office of the City Clerk.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #53/95, Bylaw No. 10348.

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 #53/95, Bylaw No. 10348 be now terminated."

CARRIED UNANIMOUSLY

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6. "BURNABY HERITAGE DESIGNATION BYLAW NO. 1, 1996"
BYLAW NO. 10350

6088 Wilson Avenue

Lot A, D.L. 153, Grp. 1, NWD, Plan LMP27359

The purpose of the proposed Heritage Designation Bylaw is to designate the "William Wilson House" a protected heritage property.

There were no submissions in connection with this Heritage Designation Bylaw.

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Bylaw No. 10350 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR EVANS

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 11:30 p.m.

Confirmed:

Certified Correct:



ACTING MAYOR



ADMINISTRATIVE OFFICER I