

1996 AUGUST 27

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1996 August 27 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.R. Corrigan
Councillor D.G. Evans
Councillor D.A. Lawson
Councillor L.A. Rankin
Councillor C. Redman
Councillor J. Young

ABSENT: Councillor D.P. Drummond
Councillor D.N. Johnston

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

The Public Hearing was called to order at 7:40 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 44, 1996" - BYLAW NO. 10428

Rezoning Reference #54/95

6677 Southoaks Crescent - located at the southwest corner of Kingsway and Southoaks Crescent

Lot 7, D.L. 96, Grp. 1, NWD, Plan 20410

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District)

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District to accommodate the specific project density and use and in accordance with the Development Plan entitled "Nikkei Place Sakua-So Seniors Housing" prepared by Joint Venture Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of 34 units of non-profit, rental housing for seniors.

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The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #54/95, Bylaw No. 10428.

No one appeared in connection with this rezoning application.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #54/95, Bylaw No. 10428 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 45, 1996" - BYLAW NO. 10429

Rezoning Reference #4/96

5850 Elgin Place - located on the east side of Elgin Place north of Oakland Street

Lot 8, D.L. 94, Grp. 1, NWD, Plan 19572

From: R4 Residential District

To: R4"a" Residential District

The purpose of the proposed zoning bylaw amendment is to permit the existing single-family dwelling to have greater square footage than that currently permitted.

** Councillor Rankin retired from the Council Chamber at 7:42 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 #4/96, Bylaw No. 10429.

No one appeared in connection with this rezoning application.

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #4/96, Bylaw No. 10429 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 46, 1996" - BYLAW NO. 10430

Rezoning Reference #21/96

Portion 4553/4561 Kingsway - located at the north-west corner of McKay Avenue and Kingsway; just east of Willingdon Avenue on the north side of Kingsway (current Metro Centre Hotel and "Sport Mart" site)

Ptn. of Pcl. B (Ref. Pl. 9989) Except: 1st Part (Exp. Pl. 10218), 2nd Pcl. A (Exp. Pl. 12545); Ptn. of Pcl. A (Expl. Pl. 12545) Except: Pcl. 1 (Exp. Pl. 14377); all of Lot 4, Plan 783, D.L. 153

From: CD Comprehensive Development District (based on C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District as guidelines and in accordance with the Development Plan entitled "Proposed Hotel and Mixed-Use Tower" prepared by Hamilton Wensley architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a mixed-use, high-rise commercial proposal including hotel, conference centre, office and retail components.

Mr. Jim Wensley and Mr. Neil Banich, Hamilton Wensley Architects, 625 - 1090 W. Georgia Street, Vancouver, applicant for the subject rezoning application appeared before members of Council to advise of a proposed change in the parking provisions for the project. On advice from the consultants the project has been amended by reducing the size of the meeting and banquet facilities and reducing the number of seats in the lounge and restaurant. These changes allow for a reduced number of required parking spaces for the project and the applicant request Council's approval of the amendments. Mr. Wensley submitted a letter outlining this request and a copy is on file in the office of the City Clerk.

** Councillor Rankin returned to the Council Chamber at 7:45 p.m. and took his place at the Council table.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #21/96, Bylaw No. 10430.

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

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MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #21/96, Bylaw No. 10430 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 1996" - BYLAW NO. 10431

Rezoning Reference #24/96

4320 Dominion Street - located on the east side of Sumner Avenue between Dominion Street and Norfolk Street across from the Clarion Hotel

Lot A Except: East 569.25 Ft., D.L. 70, Grp. 1, NWD, Plan 9892

From: CD Comprehensive Development District (based on C3 Community Commercial District use)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District guidelines and in accordance with the Development Plan entitled "Burnaby Casino" prepared by Marshall Fisher Architects)

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a charitable casino on a portion of the ground floor of the existing office/parking structure.

A letter dated 1996 August 26 was received from John F. McIntyre, President, Charterhouse Properties Limited, 800 - 475 West Georgia Street, Vancouver, owners of 4301-4315 Canada Way; 4302-4306, 4310-4312 Norfolk Street, advising they were completely opposed to the proposed rezoning.

A letter dated 1996 August 26 was received from Dr. Richard C. Hay, owner of 4314 Norfolk Street, advising of his objection to the proposed rezoning.

A letter dated 1996 August 26 was received from R.E Goebel, 6215 McCleary Street, Vancouver, owner of 4308 Norfolk Street, advising of his disapproval of the proposed rezoning.

Mr. Ian Richmond, a tenant of 4344 Dominion Street, Burnaby, appeared before Council members to express concern about the proposed development. The speaker requested clarification of a number of issues, including: the expected start of construction, hours of operation, anticipated disruptions during construction and what overall affect will the casino have on existing office space.

Ms. Kirsten Utheim, Visionary Solutions Corporation, 4344 Dominion Street, Burnaby appeared before members of Council to advise she was concerned about safety and security of employees of the existing tenants. The speaker was also concerned that the casino would create a major disruption to businesses on the retail level of the building.

Mr. Dave Gadhia, Gateway Casinos Inc. and Mr. Haji, Clarion Villa Hotel, rezoning applicant and property owner, respectively, undertook respond to the questions of the speakers.

Mr. Shaun Stewart, an employee of a business located at the subject site, appeared before members of Council to echo the concerns expressed by Mr. Richmond and further to express his concern about possible disruption to existing businesses by the casino construction and operation.

Ms. Kirsten Utheim inquired as to what security measures will be implemented for the casino.

Mr. Dave Gadhia, 109 N. Holdom Avenue, Burnaby appeared before the members of Council on behalf of the applicant, Gateway Casinos, to provide Council with details with regard to the operation of the proposed casino. The speaker informed Council that in British Columbia hours of operation of a casino are restricted to 6 p.m. to 2 a.m.; casino staff and charity volunteers usually arrive to begin work at 5:30 p.m. and prior to that time the only activity in the casino would be from the cleaning and security staff, thereby avoiding direct interruption to existing offices and businesses in the building. Mr. Gadhia suggested that the only business with hours of operation similar to that of the casino would be the hotel operation and the casino operators along with the property owner have addressed concerns about traffic and lighting and the hotel have indicated their support for the application in a letter to the Burnaby Planning Department.

With regard to security, Mr. Gadhia advised that extensive measures will be taken to ensure safety for both the surrounding businesses and casino patrons. In consultation with the R.C.M.P. the following measures are to be implemented: improved and increased lighting around the building and parking areas; security cameras both inside the casino and the parking lot; security patrol in the casino and parking area; upgrading painting in the parking area to make a brighter and safer environment; access to the casino for employees will be restricted to a secured, locked area from the third floor of the parade; a glass vestibule will provide a buffer area between casino area and the parking so that customers will be seen entering and exiting the casino area.

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The speaker further suggested that it is in both their and their customer's best interests to maintain the highest possible standard of security as it is pertinent to the business.

Ms. Jennifer Marshall, 318 Homer Street, Vancouver, architect for the proposed development, appeared before Council members in support of the proposed application. The speaker explained that the nature of the casino is generally, sober, quiet and private as there is no entertainment provided nor alcohol served on the premises. Ms. Marshall advised that this is the third casino project her firm has worked on with the applicant and it has been her experience that the operator has been responsible in taking care of community responsibilities in providing a quality, secure establishment.

Ms. Kirsten Utheim, Visionary Solutions, again approached Council to express concern that, despite no alcohol being served on the casino premises, there will be direct access to the drinking establishments located in the hotel across the street.

In response to the speaker's concern regarding alcohol, Mr. Dave Gadhia advised that the Royal Tower's Hotel, where a casino is operated in even closer proximity to drinking establishments, has not in the five years of the casino's operation had any bad experiences.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #24/96, Bylaw No. 10431.

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 #24/96, Bylaw No. 10431 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1996" - BYLAW NO. 10432

Rezoning Reference #28/96

2500 Boundary Road - located on the south side of Henning Drive at Boundary Road
Lot 3, D.L. 118, Grp. 1, NWD, Plan 76093

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

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District as guidelines and in accordance with the Development Plan entitled "Bridge Studios MGM Sound Stage" prepared by Joint Venture Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a film studio.

A letter dated 1996 August 22 was received from T.W. Farmer, President, Stay 'n Save Motor Inns, owners of property located across from the subject site advising of their support for the 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 #28/96, Bylaw No. 10432.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #28/96, Bylaw No. 10432 be now terminated."

CARRIED UNANIMOUSLY

** Councillor Corrigan retired from the Council Chamber at 8:10 p.m.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 1966" - BYLAW NO. 10433

Rezoning Reference #29/96

Portion of 3789 Royal Oak Avenue

Portion of Lot 170, D.L. 74, Grp. 1, NWD, Plan 49759

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From: R3 Residential District

To: P4 Cemetery District

The purpose of the proposed zoning bylaw amendment is to permit construction of an office building which is accessory to the cemetery use.

A petition dated 1996 August 22 containing the signatures of 41 area residents was received advising they are opposed to any change to the current R3 Residential District zoning. The text of the petition reads as follows:

“We refer to the above proposed rezoning application and wish to state that we the undersigned residents of the affected area are CATEGORICALLY OPPOSED to any change to the current R3 Residential District Zoning.

Here are SOME very important factors that we would like to bring to your attention:

1. The present traffic on Canada Way and Royal Oak is already extremely busy and the proposed building and realignment will increase vehicle traffic thus making it awkward for us to get in and out. Also emergency vehicles may have a hard time getting to us and may be forced to use Hardwick Street and the Lane behind the houses on Canada Way.
2. There are a large number of children walking along Canada Way and Royal Oak VIA WOODSWORTH STREET going to and from school and Hardwood Park. Their safety is our UTMOST concern. The rate of traffic related injuries in Burnaby is on the rise as many commuters are simply too much in a rush to get home to pay caution to the many pedestrians who share the same roads.
3. The impact of this proposal if approved will drastically change the lifestyle of the residents in the area. With the increase of traffic we will have to be extremely more cautious as regards to our children who play in front of their home on our street and parking will be at a premium. This will also invite strangers into the area and thus make it unsafe for our children.
4. If this proposal for this office building were to be passed it would no doubt serve as a PRECEDENT for Forest Lawn Cemetery to further develop its lands any way they want at the expense of WOODSWORTH'S residents. They will eliminate many of the 30 feet trees which provide significant shade as well as effectively blocking the unsightly storage and much of the noise from the busy intersection of Royal Oak and Canada Way. The trees support an abundance of wildlife and the park-like setting of our area will be eliminated and our quality of life will further deteriorate.

5. Recently there was the construction of the Crematorium in front of three (3) residences and 30 foot trees were cut. When complaints were lodged Forest Lawn said they would replace the trees to cover the unsightly storage of concrete coffin liners and fumes emitting from the crematorium. They planted small shrubs which doesn't cover the unwelcome scene from the neighbours living room. Also we have noticed fine black dust has been settling in the early hours of the morning on some homes on Hardwick Street.
6. This area is zoned Residential and Forest Lawn should NOT BE PERMITTED to change this zoning. If they require more office space then they should extend their requirements at the rear of their present structure or on the closed section of Moscrop Street which will not offend anyone.

We, the residents of Woodsworth Street simply seek to retain the feel and character of the neighbourhood we love and are deeply committed to. It seems INCOMPREHENSIBLE that Forest Lawn Cemetery would like to intrude into our private residential setting that has in many cases served as homes for many of the residents and their families for 20 plus years. In fact, George & Marian Eakin have lived here for close to 50 years and spent half their life in Burnaby as dedicated citizens and tax-payers. All we ask is to respect our wishes and keep our area intact so future generations can enjoy our neighbourhood as we have all these years.

We do not have the financial capability of Forest Lawn Cemetery but we do have you, OUR ELECTED COUNCILLORS to protect and defend our rights.

Thank you for taking the time to answer our calls, to read our letter and for acknowledging our concerns.”

Mr. Ron Beesley, Build-A-Vest Structures Ltd, B 1300 Ketch Court, Coquitlam, applicant for the subject rezoning application, appeared before members of Council to provide details of the proposal. Mr. Beesley advised that the proposed office building is intended to accommodate the existing office staff of 80 persons plus three or four additional staff members. Mr. Beesley advised the that building is proposed to be built just north of the existing building and will not require removal of any of the existing trees or shrubs.

The speaker explained that the proposed road design changes are a result of the City of Burnaby taking the opportunity to improve the intersection of Royal Oak Avenue at Canada Way and are not the initiative of the applicant. With regard to access to the site, Mr. Beesley advised that there would not be any access to the site from Woodsworth Street and all parking would be accommodated on the site.

** Councillor Corrigan returned to the Council Chamber at 8:20 p.m. and took his place at the Council table.

Mr. Jack Gordon, President, Service Corporation International (Canada), owners of the subject property, appeared before Council members to provide addition information regarding the rezoning application. Mr. Gordon confirmed that the new building will house Forest Lawn's present sales/office staff already working on-site or temporarily off-site, due to a lack of space, with the possible addition of four more employees. The building will provide improved working conditions for the current staff as the old residences are being used by sales staff as there is no space in the current office building. Mr. Gordon also confirmed that entry to the site will remain as it is, that no additional traffic will be generated and that the trees along Woodsworth and Royal Oak will remain.

Mr. Gordon concluded that Forest Lawn has provided a service and need to residents of Burnaby and the area since 1935 and this proposal will improve and add to the area rather than detract from it. The speaker informed Council that Forest Lawn has always attempted to work with its neighbors and intends on continuing to do so doing this improvement process.

Avard P. de Sousa, 4985 Woodsworth Street, Burnaby appeared before members of Council to advise he was representing area residents in expressing opposition to this rezoning proposal. Mr. de Sousa read the petition noted previously as being received and which outlined a number of concerns related to this proposal. The concerns indicated by Mr. de Sousa include: increased vehicular traffic to site; safety for children walking in vicinity; lack of parking; increased presence of strangers in residential neighborhood; setting of precedent for further development of lands and; elimination of trees and shrubs from the site.

Liese Bartlt, 5105 Woodsworth Street, Burnaby appeared before members of Council to express her opposition to the rezoning proposal. The speaker advised that she lives across the street from the crematorium at Forest Lawn and was concerned that, since this structure was built on existing P4 zoned land with little or no consideration to its affect on area residents, allowing the proposed change from R3 to P4 could impact negatively on the neighborhood. Ms. Bartlt indicated concerns about traffic and safety issues, lowering of property value, loss of trees and unsightly premises as reason denying this zoning change. The speaker concluded that creation of a buffer area between the business and area residences and safety concerns must be considered first in order to prevent any further intrusion into the peace and quiet of the neighborhood.

Noorali Karim, 5185 Woodsworth Street, Burnaby appeared before members of Council to advise of his opposition to the rezoning application. The speaker indicated he was relieved there would be no access to the site from Woodsworth Street and that the trees were to remain; however, he was still concerned there had not been enough detailed information available to neighboring residents about the plans for the site on which to base an opinion.

Zdenka Svitek, 5115 Woodsworth Street, Burnaby appeared before members of Council to express her opposition to the rezoning. The speaker advised she wishes the subject site to remain residential as the neighborhood is still dealing with the unpleasantness from construction of a crematorium elsewhere on the Forest Lawn site. Ms. Svitek, although satisfied with the answers concerning traffic and parking is still concerned that any change in zoning could ultimately have a negative impact on the neighborhood.

Rita de Sousa, 4985 Woodsworth Street, Burnaby appeared before members of Council to advised that she was opposed to the zoning change as it would allow Forest Lawn the freedom to develop the site as it pleases. The speaker expressed concern about the possible long-term loss of trees from the site and the affect that could have on the watercourse in the area. Ms. de Sousa also indicated that she was not sure if the road changes as outlined in the report would benefit the neighborhood.

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

Mr. Tony Fabian, 5288 Hardwick Street, Burnaby appeared before Council to express his opposition to the rezoning. Mr. Fabian suggested that a comprehensive traffic study be undertaken of the area located between Douglas Road, Westminster Avenue, Laurel Street and Canada Way. Mr. Fabian does not believe the traffic problems that exist in this area will be improved by the road change proposed as a result of the lane exchange associated with this rezoning. The speaker concluded that the residents in this area are hemmed in and that a complete study should be conducted prior to any changes taking place.

Mr. David Siah, 5015 Woodsworth Street, appeared before Council to request clarification about the location of the proposed building on the site. The speaker advised that he does not see the need for Forest Lawn to construct such a large office facility when, as he understands it, 75% of the burial sites are sold. Mr. Siah also advised that he was concerned about possible increased traffic and parking problems associated with the development.

** Councillor Young returned to the Council Chamber at 9:04 p.m. and took his place at the Council table.

** His Worship, Mayor W.J. Copeland retired from the Council Chamber at 9:04 p.m. and did not return to the meeting.

** Acting Mayor D.R. Corrigan assumed the Chair at 9:04 p.m.

Ram Sharma, 4995 Woodsworth Street, Burnaby appeared before Council members to express opposition to the proposed rezoning. Mr. Sharma advised that he had just moved into this area and believed that the site would retain its R3 zoning. The speaker was concerned that there is no guarantee that Forest Lawn will further develop the site other than just for an office building.

Rod Sharma, 4995 Woodsworth Street, Burnaby appeared before Council members to express his opposition to the rezoning application. The speaker advised that his family chose to move into this area because it was a good, quiet neighborhood and they see this proposal as an intrusion into the character of the neighborhood.

Sonya Bartelt, 5105 Woodsworth Street, Burnaby appeared before Council members to advise she is strongly opposed to the rezoning application. The speaker suggested the peace and quiet of the neighborhood has been eroded, that Forest Lawn has been insensitive in past dealings with area residents and she does not trust that they will develop the site in an appropriate manner.

Elsie Takasaki, 5025 Woodsworth Street, Burnaby appeared before Council members to advise that although most of her concerns have been addressed she is still concerned about the traffic implications associated with the proposed road changes. The speaker suggested that the closure of Sprott Street could create problems for traffic exiting at Woodsworth Avenue, destroy and peace and quiet of the neighborhood and pose a safety hazard for children.

Jeff Bont, 5025 Woodsworth Street, Burnaby appeared before members of Council to express his opposition to the proposed rezoning. Mr. Bont advised that he had recently moved to this quiet, peaceful neighborhood and was concerned that the rezoning would give Forest Lawn the freedom to develop the site any way they wish, at any time. The speaker suggested there would be ways for the developer to remove the trees if they so chose and develop the site fully. Mr. Bont is strongly opposed to the zoning change.

Mr. George Eakin, 4962 Hardwick Street, Burnaby appeared before Council members to express his concern about the location of the new crematorium which he believes was built without any regard to the affect it would have on the surrounding neighborhood.

Mr. Jack Gordon, Service Corporation International, again approached Council to respond to some of the concerns expressed by area residents. Mr. Gordon made the following additional points and clarifications: there will no new traffic generated as the employees who will work in this building already work on the site; parking will be provided on-site as it is now; safety conditions for children may be improved by the re-alignment of the street as it will remove one of the intersections that children currently cross; the road re-alignment is a proposal that the City of Burnaby has initiated and the applicant supports; the master plan for Forest Lawn estimates that, if properly developed, there will be burial sites available for the next 25 to 40 years; neither a crematorium nor a mausoleum will be built on the subject site due the setback requirements for such structures, and; the crematorium which is located on an existing P4 zoned lot and not related to the subject application is properly permitted, meets environmental standards and is tested regularly by Environment Canada.

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Liese Bartelt, 5105 Woodsworth Street, again approached Council to reiterate her concerns that, although she and other neighbors understand that the application is to construct an office building, there is nothing to prevent Forest Lawn from constructing other structures, removing the trees or changing the access once the zoning has been approved.

Sonya Bartelt, 5105 Woodsworth Street approached Council again to inquire as to when and how environment testing is conducted on air emissions from the crematorium.

Council directed staff to prepare an information report to Council on the process for testing emissions from the crematorium at Forest Lawn.

** Councillor Rankin retired from the Council Chamber at 9:25 p.m.

Francis Chandar, 5065 Woodsworth Street, Burnaby appeared before Council to advise of his opposition to the proposed rezoning. Mr. Chandar was concerned that the proposed building would not fit in with a residential neighborhood and that eventually the trees would be removed. Mr. Chandar also expressed concern about the traffic in this area and safety conditions for children.

In response to a query from Council, Mr. Chandar advised he does not consider the proposed road re-alignment as a solution to the traffic hazard at the intersection.

Council directed staff to prepare a report to Council with regard to the traffic issues raised by the public this evening and as well as more detailed information on the intersection changes the City proposes to undertake in conjunction with the subject rezoning application.

** Councillor Rankin returned to the Council Chamber at 9:32 p.m. and took his place at the Council table.

Council further directed staff to prepare a report to Council addressing the concerns and issues raised by speakers at this Public Hearing relating to the 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 #29/96, Bylaw No. 10433.

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

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MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #29/96, Bylaw No. 10433 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG


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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:34 p.m.

Confirmed:

Certified Correct:



ACTING 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 AUGUST 27 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. 44, 1996" - BYLAW NO. 10428

Rezoning Reference #54/95

6677 Southoaks Crescent - located at the southwest corner of Kingsway and Southoaks Crescent

Lot 7, D.L. 96, Grp. 1, NWD, Plan 20410

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District)

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District to accommodate the specific project density and use and in accordance with the Development Plan entitled "Nikkei Place Sakua-So Seniors Housing" prepared by Joint Venture Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of 34 units of non-profit, rental housing for seniors.

2. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 45, 1996" - BYLAW NO. 10429

Rezoning Reference #4/96

5850 Elgin Place - located on the east side of Elgin Place north of Oakland Street

Lot 8, D.L. 94, Grp. 1, NWD, Plan 19572

From: R4 Residential District

To: R4“a” Residential District

The purpose of the proposed zoning bylaw amendment is to permit the existing single-family dwelling to have greater square footage than that currently permitted.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 46, 1996" - BYLAW NO. 10430

Rezoning Reference #21/96

Portion 4553/4561 Kingsway - located at the north-west corner of McKay Avenue and Kingsway; just east of Willingdon Avenue on the north side of Kingsway (current Metro Centre Hotel and “Sport Mart” site)

Ptn. of Pcl. B (Ref. Pl. 9989) Except: 1st Part (Exp. Pl. 10218), 2nd Pcl. A (Exp. Pl. 12545); Ptn. of Pcl. A (Expl. Pl. 12545) Except: Pcl. 1 (Exp. Pl. 14377); all of Lot 4, Plan 783, D.L. 153

From: CD Comprehensive Development District (based on C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District as guidelines and in accordance with the Development Plan entitled “Proposed Hotel and Mixed-Use Tower” prepared by Hamilton Wensley Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a mixed-use, high-rise commercial proposal including hotel, conference centre, office and retail components.

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Lot A Except: East 569.25 Ft., D.L. 70, Grp. 1, NWD, Plan 9892

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To: Amended CD Comprehensive Development District (based on C3 General Commercial District guidelines and in accordance with the Development Plan entitled "Burnaby Casino" prepared by Marshall Fisher Architects)

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5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1996" - BYLAW NO. 10432

Rezoning Reference #28/96

2500 Boundary Road - located on the south side of Henning Drive at Boundary Road

Lot 3, D.L. 118, Grp. 1, NWD, Plan 76093

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

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District as guidelines and in accordance with the Development Plan entitled "Bridge Studios MGM Sound Stage" prepared by Joint Venture Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a film studio.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 1966" - BYLAW NO. 10433

Rezoning Reference #29/96

Portion of 3789 Royal Oak Avenue

Portion of Lot 170, D.L. 74, Grp. 1, NWD, Plan 49759

From: R3 Residential District

To: P4 Cemetery District

The purpose of the proposed zoning bylaw amendment is to permit construction of an office building which is accessory to the cemetery use.

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 August 13 to Tuesday, 1996 August 27.

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

D.R. Comis
CITY CLERK