

1997 JANUARY 21

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1997 January 21 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor D.R. Corrigan (Arrived 7:37 p.m.)
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson (Arrived 7:32 p.m.)
Councillor N. M. Volkow
Councillor J. Young

ABSENT: Councillor C. Redman
Councillor L.A. Rankin

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

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

1. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 1, 1997" - BYLAW NO. 10516

Rezoning Reference #39/96

6700/90/6852 Beresford Street, 7367/87/7417/37/57/58/67/68 Non Avenue, 6841/81 Prenter Street - located within the block bounded by Beresford Street, Griffiths Avenue, Prenter Street and Hedley Avenue

Lot 117, Plan 66571; Lot 9 Exc.: Pcl. "B" (Ref. Pl. 31751), Plan 3907; The Westerly Portion of Lots 10 to 16 inclusive of Pcl. "J" of Lot Ninety-Six (96), Plan 3907 shown on Map Four; Lots 15/16 Exc.: Firstly: Parts shown on Plan 4548, Secondly: Pcl. "M" (Ref. Pl. 11792), Plan 3907; The Westerly Portion of Lot 17 of Pcl. "J", Plan 4548 Exc.: for Ptn. shown on Plan 31751; Lot 17 Exc.: Firstly: Parts shown on Plan 4548, Secondly: Pcl. "M" (Ref. Pl. 11792, Thirdly: Pcl. "C" (Ref. Pl. 31751), Plan 3907; all of D.L. 96, Grp. 1, NWD

From: M2 General Industrial District and M3 Heavy Industrial District

To: CD Comprehensive Development District (based on RM1 and RM2 Multiple Family Residential Districts, C1 Neighbourhood Commercial District, and P3 Park and Public Use District use and density, and in accordance with the Powerhouse Creek Development Plan prepared by the City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to establish general guidelines for future residential redevelopment, including park and open space and retail facilities.

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A letter dated 1997 January 20 was received from B. Elder, 6157 Berwick Street, Burnaby providing historical documentation and suggestions with regard to the subject and adjoining properties to be considered in development of the Powerhouse Creek site. The writer indicates support for the proposed residential use of the subject site.

- ** Councillor Lawson entered the Council Chamber at 7:32 p.m. and took her place at the Council table.

Tom Miller, Adera Development Corporation, 1111 Melville Street, Vancouver applicant for the subject rezoning appeared before members of Council accompanied by Bill Kushlick, President, Weiser Canada and advised that they were available to answer any questions Council may have with regard to their application.

Douglas Funk, 55 - 6577 Southoaks Crescent, Burnaby appeared before Council to express his support for the subject rezoning application. The speaker advised that, as a purchaser of a new home in the Southoaks development across the street, he was pleased to see this site developed to a residential use with its accompanying park and improvements. Mr. Funk considers the proposal to be another move towards the rejuvenation of the Edmonds Town Centre area.

Daniel Harlos, Hean, Wylie, Peach, De Stefanis, 1501 - 4330 Kingsway appeared before members of Council and advised he was appearing on behalf of his client, Mogan Power Apparatus Canada Limited and 284244 B.C. Ltd., owners of adjacent property located at 7465 Griffiths Avenue. The speaker advised that while Morgan Power is not opposed in principle to the proposed development there are some aspects of the proposal that raise cause for concern for the continued successful operation of the business.

- ** Councillor Corrigan entered the Council Chamber at 7:37 p.m. and took his place at the Council table.

Mr. Harlos explained his client is concerned that proposed traffic pattern changes will negatively impact on the access and egress to the Morgan Power property by the 40 foot trailers that make deliveries to and from the business. Specifically, the proposed traffic island on the eastern end of Prenter Drive as it enters Rumble Street will make it impossible for the large 40 foot trailers to access the property. Mr. Harlos requested that the proposed traffic island be removed from the development plan and that painted lines and signage be utilized instead.

The proposed blocking of Prenter Street at Hedley Avenue in conjunction with the right in/out only at Rumble and Prenter Drive will prevent any three axle vehicle from lawfully leaving the property. The speaker requested that either of these two restrictions in the development plan be removed.

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Mr. Harlos provided maps, photographs and a copy of his submission to assist Council in understanding the situation his client will be placed in if the proposed traffic changes are implemented. Copies these documents are on file in the Office of the City Clerk.

Paul Toplick, 7475 Hedley Avenue, Burnaby appeared before members of Council to speak in opposition to the rezoning application. Mr. Toplick considers the proposed change to residential use for this site to be inappropriate because industrial land is needed and too much has already been lost to redevelopment.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #39/96, Bylaw No. 10516.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rezoning Reference #39/96, Bylaw No. 10516 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 2, 1997" - BYLAW NO. 10517

Rezoning Reference #44/96

Portion of 3450 Gilmore Way - located at the southeast corner of Canada Way and Gilmore Way in Discovery Place

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

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

To: Amended CD Comprehensive Development District (based on M8a District use and density and Discovery Place Community Plan guidelines, and in accordance with the Development Plan entitled "Lot B: Discovery Place" prepared by Bunting Coady Architects)

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

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Tom Bunting, Bunting Coady Architects, applicant for the subject rezoning application, appeared before the members of Council accompanied by Randall Sharp, Sharp & Diamond Planning-Landscape Architects, to respond to any questions Council may have with regard to the rezoning application.

Vivien Palmer, 3934 Linwood Street, Burnaby appeared before members of Council to express opposition to the rezoning application. The speaker believes it be unfair that homes were purchased in this neighbourhood because of the green space and now that green space will be lost. Ms. Palmer was concerned that the loss of more urban forest would have a negative impact on the quality of air, sound and general liveability of the neighbourhood.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before the members of Council to express her concern about the rezoning proposal. Ms. Chami commended the applicant for communicating with area residents about the proposed development; nevertheless, she advised her preference would be that the whole site be left in its natural state.

If the site must be developed however, the speaker requested that as many trees as possible be preserved, with new trees planted on the perimeter and older trees taken down only when absolutely necessary. Ms. Chami urged the applicant to use greater care in its protection of trees within the buffer area than has been taken up to now; suggested that the buffer be 20 feet wide and further, that an independent study be conducted regarding the health and removal of trees on the site. Ms. Chami also expressed concern about increased traffic to the site and the impact that more traffic will have on neighbouring residents and on wildlife.

In conclusion, Ms. Chami suggested that by allowing development in Burnaby there should be some benefit brought to its residents, such as a priority for job openings. A copy of Ms. Chami's presentation is on file on the office of the City Clerk.

Susan Hearsey, 9299 Braemore Place, Burnaby appeared before Council members to express opposition to the proposed rezoning. The speaker advised she would prefer that the site remain in its natural state because development and resulting habitat loss would have a detrimental affect on local wildlife and air quality.

Gerald Owen, 3894 Spruce Street, appeared before Council members to express concern about the proposed rezoning application. Mr. Owen suggested that more consideration should be given to issues of parking and transportation in relation to development of the site, including a reduction in the amount of available surface parking and remedies to the existing and potential traffic flow on Sanderson/Kincaid. A copy of Mr. Owen's presentation is on file in the office of the City Clerk.

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Will Polic, Heritage For Society, 623 Goldenrod, Delta, appeared before the members of Council to express his opposition to the rezoning proposal. The speaker advised that his organization has been involved with a number of development proposals in environmentally sensitive urban areas, such as Delta Nature Reserve, Richmond Nature Park, Cairn Range, Sechelt and currently the Fraserview Golf Course in Vancouver. Mr. Polic urged Council to reconsider its plans to develop the subject property in order to protect the liveability of Burnaby's citizens. The speaker also suggested that Council consider that the Western Trillium (Wake Robin) plant grows on this site which is a species at risk.

Lastly, Mr. Polic invited Council to attend a workshop on ecologically sustainable development patterns. The speaker provided two items of interest to Council and these are on file in the City Clerk's office.

Lila Parker, 3856 Sunset Street, Burnaby appeared before the members of Council to express concern about the loss of trees on the subject site. The speaker advised that trees make a valuable contribution to quality of life for people and wildlife and cautioned against destruction of any urban forest. Ms. Parker provided Council with a number of articles and statistics on forests and these documents are on file in the office of the City Clerk.

Laurel Brant, 4006 Nithsdale Street, Burnaby appeared before Council to express her opposition to the proposed rezoning. Ms. Brant is concerned that input received from and the feelings of area residents are not being considered seriously in development of the Discovery Place site. The speaker then read from a letter she wrote regarding her strong feelings about the area. A copy of Ms. Brant's letter is on file in the City Clerk's office.

Elizabeth Walsh, 3905 Nithsdale Street, Burnaby appeared before members of Council to express opposition to the rezoning application. The speaker urged Council to preserve this green space for future generations of Burnaby citizens.

Dennis Danielson, 4086 Spruce Street, Burnaby appeared before Council to advise that although, in principle, he does not oppose development of this particular site he is still concerned about the manner in which the site will be developed. Mr. Danielson urged Council to make greater effort to preserve the natural cover, particularly the need for larger buffer zones.

The speaker reiterated his appeal from earlier public hearings that all remaining undeveloped lands in Discovery Place left in a natural state; however, as a compromise he would suggest the areas fronting Canada Way along with those east of Gilmore and north of Sanderson be developed with the remainder to be dedicated as green space. A copy of Mr. Danielson's presentation is on file in the office of the City Clerk.

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Ruth Jack, 4090 Spruce Street, Burnaby appeared before members of Council in opposition to the rezoning application and advised that many other residents feel as she and previous speakers do about preserving this site. The speaker suggested that area residents will suffer a great loss by development of the Discovery Place lands. Ms. Jack provided a photograph of what the site will look like in Spring and a copy is on file in the office of the City Clerk.

Blanche Snowden, 4096 Spruce Street, Burnaby appeared before Council to support comments made by previous speakers. The speaker advised that this is the only significant green space in this area of Burnaby and she is concerned about the negative impact development will have on traffic, noise and air quality. In conclusion, Ms. Snowden suggested development of these lands is an infringement on area residents' enjoyment of their neighbourhood.

Thelma Lewthwaite, 4070 Nithsdale Street, Burnaby, appeared before Council members to express her opposition to the rezoning application. Ms. Lewthwaite suggested that the original purpose of Discovery Place was to be a place of study and research and instead it has become a place of business and environmental destruction.

Gordon Petersen, 202 - 3421 Curle Avenue, Burnaby appeared before Council members in opposition to the proposed rezoning. Mr. Petersen expressed concern about the rate of deforestation throughout the world, particularly urban forests, and urged Council to save and preserve the Discovery Place lands.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared again before Council to remind Council that the residents lived in this area first, not the businesses, so their needs should be given priority when deciding the future of the community. The speaker urged Council to save land for future generations and to consider the fate of wildlife displaced by loss of its habitat.

Douglas Funk, 55 - 6577 Southoaks Crescent, Burnaby appeared before the members of Council to express support for previous speakers. Mr. Funk advised that, as a new resident of the Edmonds area, he appreciates the plans for a park and the green spaces in his new neighbourhood and understands the desire of the residents to keep what little green space they have. The speaker encouraged Council to preserve green space.

Tom Bunting, Bunting Coady Architect, rezoning applicant, appeared again before Council to respond to concerns expressed by the various delegations. Mr. Bunting advised that a process of discussions and information gathering was undertaken with area residents and representatives of The Friends of Discovery Park in order to put together a proposal that the applicant's feel is environmentally sensitive while still producing the best building possible for the use and zoning of the site.

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** Councillor Corrigan retired from the Council Chamber at 9:19 p.m.

Mr. Bunting considers his firm to have a good record of producing environmentally sensitive buildings and advised that great effort has been made in that direction with this project. The speaker explained that parking more than meets the City's requirements, with over 80% of it underground and the building is to be terraced, stepped back from Canada Way and sited away from the residential area towards Canada Way.

** Councillor Young retired from the Council Chamber at 9:20 p.m.

Randall Sharp, Sharp & Diamond Planning - Landscape Architects, landscape consultant for the subject project presented the following information with regard to landscaping details: the site is presently 95% cottonwood trees with some salmonberry shrubs; major replanting will be undertaken with native materials such as Douglas Fir, Western Red Cedar, Western Hemlock, Vine Maples, Big Leaf Maples, etc. in order to restore the westcoast urban forest; porous pavement will be used on the site to prevent water run-off, and; when work begins on this project an Environmental Monitor will be present on-site. The speaker concluded that the overall goal is to have the highest possible environmentally responsible project.

Parvin Chami, 3710 Kalyk Avenue, Burnaby again approached Council requesting clarification of the regulations with regard to permanent fencing on the site. Ms. Chami advised that area residents were opposed to having any kind of fencing on this site. The speaker also suggested that an independent environmental monitor be hired to oversee work on all projects on Discovery Place lands.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #44/96, Bylaw No. 10517.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #44/96, Bylaw No. 10517 be now terminated."

CARRIED UNANIMOUSLY

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3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 3, 1997" - BYLAW NO. 10518

Rezoning Reference #56/96

4002 Albert Street - located on the southeast corner of Albert Street and MacDonald Avenue, half a block north of Hastings Street in the Hastings Street Area Plan

Lot A, D.L. 116, Grp. 1, NWD, Plan LMP30536

From: P8 Parking District and RM6 Multiple Family Residential District

To: CD Comprehensive Development District (based on P8 Parking District and the Hastings Street Area Plan as guidelines and in accordance with the Development Plan entitled "Public Parking Lot" prepared by the City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to permit the development of a public surface parking lot.

A letter dated 1997 January 16 was received from Pat Forrester, Manager, Norburn Holdings (1976) Ltd., 4027 E. Hastings Street, Burnaby expressing full support for the proposed public surface parking lot.

Claudia Laroye, Heights Merchants Association, 102 - 4011 E. Hastings Street, Burnaby appeared before the members of Council in support of the proposed rezoning application. The speaker advised that the proposed public parking lot complies with the adopted Hastings Community Plan and, in light of opening of the HOV lane on Hastings Street, is essential for the merchants and residents of the Hastings area.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #56/96, Bylaw No. 10518.

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 #56/96, Bylaw No. 10518 be now terminated."

CARRIED UNANIMOUSLY

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ADJOURNMENT

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

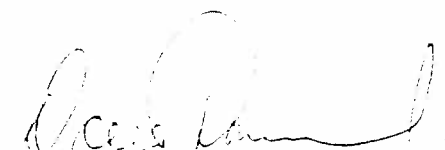
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

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

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I