

1997 APRIL 22

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1997 April 22 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor C. Redman (Arrived 7:45 p.m.)
Councillor N. M. Volkow
Councillor J. Young (Arrived 7:36 p.m.)

ABSENT: Councillor D.R. Corrigan
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. 58, 1996" - BYLAW NO. 10489

Rezoning Reference #47/96

3896/3915/25/26/35/36/41/44/55/58/67/68 Southwood Street, 4012/15/25/35/45/53/61/69/
77 Clinton Street, 7903/07/13/17/18/22/23/27/32/33/37/40/43/49/50/55/58/59/65/66/ 69/73/
76/79 /83/89/95 Suncrest Drive, 7650 Greenall Avenue, 7709/29/49/69/89/7825/75/7929/49
/69/89 Patterson Avenue - area bounded by Patterson Avenue on the east, Kaymar Ravine to
the west, Carson Street to the south and the properties on the north side of Clinton Street and
the west side of the 4200 block Patterson Avenue on the north and the area comprising
properties on Southwood Street between Greenall Avenue and Kaymar Ravine

Pcl. One (Exp. Pl. 15714), Lot "H", Plan 14241; Lot 2, Plan 23121; Lot 55, Exc: The West
13 Ft., Plan 27987, Plan 11511; Lots 27/26/56/25/57/24/58/23/59, Plan 11511; Pcl. "A"
(Exp. Pl. 14483), Plan 11750; Lot "G" Exc: Pcl. "One" (Exp. Pl. 15819), Plan 17313; Lots
1 & 2, Plan 21675; Lots 10/9/8/7/6, Blk. 5, Plan 12176; Lots 3/4/5/6/26/27/7/28/9/10/29/11/
12/30/13/31/14/15/32/16/17/33/18/19/20/21/2/1/25/24/23/22 Plan 11750; Lot 8 Exc: Pcl.
"A" (Exp. Pl. 14483) and Road, Plan 11750; Lot 1, Plan 23121; Lots 1/2/3/5, Plan 11844; Lot
4, North East Quarter, Plan 11844; all of D.L. 175, Grp. 1, NWD

From: R2 Residential District

To: R10 Residential District

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

A letter dated 1997 April 15 was received from T.J. and J.A. Hollingshead, owners of 7969 Suncrest Avenue, Burnaby advising they are in favour of the proposed change to the R10 District.

A letter dated 1997 April 10 was received from Roy and Vi Gordon, 8687 Greenall Avenue, Burnaby expressing opposition to the proposed zone change.

A letter dated 1997 April 17 was received from Mr. and Mrs. O.P. Nocente, 4080 Carson Street, Burnaby advising they are in favour of the proposed zone change.

A letter dated 1997 April 22 was received from Diana Mumford, 3955 Southwood Street, Burnaby expressing support for the R10 designation in this area.

A letter dated 1997 April 21 was received from Dale and Helen Finlan, 3958 Southwood Street, Burnaby advising they are definitely in favour of rezoning their area to R10 in order to preserve the uniqueness of the area, protect their investment and maintain the livability of the neighbourhood.

A form-letter petition containing 17 signatures was received. The text of the petition is as follows:

“Please be advised that I do not wish to have my property rezoned from R2 to R10.

I am aware of the present zoning proposal for my neighbourhood area. The present zoning is my choice.”

A letter dated 1997 April 18 was received from “signature illegible”, 3926 Rumble Street, Burnaby expressing opposition to the proposed zoning change.

A letter dated 1997 April 18 was received from M. Violet Blain, 3946 Rumble Street, Burnaby expressing opposition to the proposed zoning change.

A letter dated 1997 April 18 was received from Susan Verchere, 3936 Rumble Street, Burnaby expressing opposition to the proposed zoning change.

A letter dated 1996 November 19 was received from Paul J. Goldberg, 7937 Suncrest Drive expressing opposition to the proposed zoning change.

Anne Linton, 7959 Suncrest Drive, Burnaby appeared before Council members to advise she was in favour of the proposed zone change to R10. The speaker advised her family chose the Suncrest area of Burnaby to live because of "its appropriate housing and green space balance and its truly neighbourhood feel", however recent growth and development in the neighbourhood has left her family feeling threatened with the loss of their privacy and view.

The speaker suggests that families, such as hers, who will be residing in these homes for a long time should be the ones that make the decision on the future of their neighbourhood. A copy of the speaker's presentation is on file in the office of the City Clerk.

- * Councillor Young arrived at the Public Hearing at 7:36 p.m. and took his place at the Council table.

Larry Bingham, 7989 Patterson Avenue, Burnaby appeared before Council members to advise he was in favour of the R10 zone change. Mr. Bingham informed Council he does not feel he will lose any value in his property as a result of the change. The speaker is concerned that under the current R2 zone a very large home could be built that would block his view and considers the proposed zone change as a way of preventing that.

Mr. Bingham suggested that Council might want to consider some variances in the R10 zone that would allow for more flexibility in building options, however, he supports the current application.

Lawrence Croft, 7955 Suncrest, Burnaby appeared before Council to advise that while he supported the original R10 proposal, he does not support the current proposal because the area being rezoned is too small. Mr. Croft suggests that any zone change to preserve the character of the neighbourhood must be applied more generally to the area. The speaker was concerned that to zone just the properties remaining under the current proposal will result in fragmentation of the neighbourhood. Mr. Croft also expressed concern that R10 zoning still does not sufficiently address the issue of building on sloped lots.

In response to a query from Council whether he would support the rezoning if sloped lots were taken into account, Mr. Croft advised he would only support a zone change that included a larger area.

- * Councillor Redman arrived at the Public Hearing at 7:45 p.m. and took her place at the Council table.

Rainer Bohl, 7790 Sussex Avenue, Burnaby appeared before members of Council and advised that, although he does not live in the immediately neighbourhood, he resides in an adjoining neighbourhood and is concerned about the spread of the R10 zoning concept.

Mr. Bohl raised concerns about how this area rezoning process has been handled, particularly that the information provided to residents during the initial stage was insufficient to make an informed decision and that as a result of opposition from certain areas that the boundaries of the rezoning area have been reduced significantly. The speaker was very concerned that this reduced area will create a fragmented neighbourhood with haphazard zoning and further, that there is not enough information about the resulting affect on property values.

In conclusion, Mr. Bohl suggested that an independent study of the issue of property values be conducted so that residents can base their decision on hard data.

Victor Goncalves, 8278 Joffre Avenue, Burnaby appeared before Council members to express his opposition to the proposed zoning application. Mr. Goncalves advised he is pleased that his residence has been now excluded from the proposed zone change, however, he still does not support the rezoning of this smaller area. The speaker was critical of the process in bringing the rezoning to this point and especially the tension and anxiety it has caused for the whole neighbourhood.

In conclusion, Mr. Goncalves, read two letters he presented to Council, on behalf of Glen Byron of 7661 Greenall Avenue and Rene Isidro, 3906 Rumble Street expressing their opposition to the proposed R10 zoning. Copies of these letters are on file in the Office of the City Clerk

Anne Svendsen, 3968 Southwood Street, Burnaby appeared before Council members to express her opposition to the proposed change to R10 zoning. The speaker advised the process has been divisive of the whole neighbourhood and she was critical of the area zoning process, suggesting a better system needs to be implemented. Ms. Svendsen also suggested that the current proposal, which has been reduced from the original application, creating small pockets of R10 zoning, creates the question of how small an area will be permitted to go R10 when clearly the majority of the neighbourhood is opposed to it.

Ms. Svendsen suggested that, in view of the growing population in the Lower Mainland, Burnaby should be looking at increasing its density, particularly along busy streets and commercial areas.

In conclusion, Ms. Svendsen advised that you cannot legislate design of houses and new homes built under the current R2 zoning can fit into the existing character of the neighbourhood.

Kim Addlington, 3967 Southwood Street, Burnaby appeared before Council to express his opposition to the rezoning proposal. The speaker advised that they had originally purchased their home with the intention of rebuilding a larger home under the existing R2 guidelines.

Mr. Addlington believes the proposed change will erode his investment and prevent him from building the type of home he wishes to. Mr Addington was also concerned that the boundaries of the area will just keep being reduced in order that those in favour of R10 will get what they want.

Mr. Addlington concluded he was strongly opposed to the R10 zoning proposal.

Rosemary Magus, 3935 Southwood Street, Burnaby appeared before members of Council to express her opposition to the rezoning proposal. The speaker advised that she considers the R10 zone to be too restrictive and provided Council with a number of letters from residents of Rumble Street also expressing their opposition.

Susana Wong, 7650 Greenall Avenue, Burnaby appeared before Council members in opposition to the R10 zoning proposal. The speaker suggested that the proposed change to R10 will not achieve the goal of preserving the neighbourhood nor does she agree with the process that has been taken to implement the change. Ms. Wong presented a form letter petition to Council expressing opposition to the rezoning. Copies of these letters are on file in the Clerk's office (text the same as the petition noted previously in correspondence). Ms. Wong also submitted a colour coded map indicating letters opposed to the rezoning within and adjacent the Southwood Street portion. A copy of this map is also on file in the Clerk's office.

Jimmy Wan, 7176 Suncrest Drive, Burnaby, appeared before the members of Council in opposition to the proposed R10 zone change. Mr. Wan advised that changing to R10 zoning will not prevent people from building boxy, ugly houses if they choose to do so and that under the current guidelines a house can be built that will accommodate a large family and still blend in with the surrounding neighbourhood. Mr. Wan showed Council drawings illustrating the type of house that area residents are trying to prevent built to the R10 guidelines.

In conclusion, Mr. Wan suggested that a change of this nature needs to include a much larger area and that since the majority of the larger area is to stay with R2 zoning then this area should also stay that way.

Fred Webster, 7933 Suncrest Drive, Burnaby appeared before the members of Council to express his opposition to the R10 proposal. Mr. Webster advised that he is a long term resident of this neighbourhood and feels his home is a financial investment which is being threatened by the proposed change. The speaker has solicited the advise of several realtors and is convinced that a change to R10 zoning will have an adverse affect on the value of his property. Mr. Webster suggested that it would be more appropriate for a change of this type to follow a process similar to that required for Local Improvements requiring the approval of at least 2/3 of the registered owners.

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Mr. Webster submitted to Council a copy of his presentation, including four exhibits. Exhibit 4 is a form-letter petition, containing 50 signatures. The text of this petition is as follows:

“Pleased be advised that I do not wish to have my property rezoned from R2 to R10.

I am aware of the present zoning proposal for my neighbourhood area. The present zoning is my choice.”

Copies of all the material submitted by Mr. Webster 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 #47/96, Bylaw No. 10489.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #47/96, Bylaw No. 10489 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 1997" - BYLAW NO. 10556

Rezoning Reference #62/96

7488 Mulberry Place - located on the north side of 16th Avenue one-half block west of Cariboo Road at the corner of Mulberry Place and 16th Avenue

Lot 1, D.L. 13, NWD, Plan LMP26747

From: CD Comprehensive Development District (based on the Cariboo Heights Community Plan guidelines)

To: Amended CD Comprehensive Development District (based on the RM1 Multiple Family Residential District and the Cariboo Heights Community Plan guidelines, and in accordance with the Development Plan entitled "74 Unit Townhouse Development, 7488 Mulberry Place, Burnaby, B.C." for Onni Developments)

The purpose of the proposed zoning bylaw amendment is permit construction of a 74 unit townhouse development.

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A letter dated 1997 April 08 was received from Elmer Rudolph, Special Projects Committee, Sapperton Fish and Game Club advising of their concern regarding the number of car washing spaces that will be provided as a prerequisite to the zoning change. The writer suggests that because the proposed development is adjacent an environmentally sensitive area that the number of car wash spaces be increased from 1 to 2 and signage be provided to encourage residents to use the designated car wash spaces.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #62/96, Bylaw No. 10556.

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 #62/96, Bylaw No. 10556 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 15, 1997" - BYLAW NO. 10557

Rezoning Reference #65/96

3815/35 Henning Drive - located on the south side of the Lougheed Highway between Boundary Road and Gilmore Avenue within the Bridge Business Park

Lots A & B, D.L. 118, Grp. 1, NWD, Plan LMP17879

From: CD Comprehensive Development District (based on M5 Light Industrial District and Bridge Business Park Development guidelines)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and the Bridge Business Park guidelines and in accordance with the Development Plan entitled " Bridge Business Centre, Phase II" prepared by John Hollifield Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a multi-tenant, industrial/office complex.

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A letter dated 1997 April 17 was received from Terry Farmer, President & CEO, Stay 'n Save Motor Inns, owners of property immediately adjacent the subject site, advising of their support for this rezoning application.

Norm Couttie, Adera Group, applicant for the subject rezoning appeared before the members of Council to respond to questions regarding his 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 #65/96, Bylaw No. 10557.

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 #65/96, Bylaw No. 10557 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 16, 1997" - BYLAW NO. 10558

Rezoning Reference #2/97

Ptn. 7492 Fraser Park Drive - located on the east side of Atkinson Street between Fraser Park Drive and Lowland Drive

Ptn. of Lot 39, D.L. 166A, Grp. 1, NWD, Plan 48494

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

To: M5 Light Industrial District

The purpose of the proposed zoning bylaw amendment is to permit the development of a warehouse/distribution facility.

No one appeared in connection with this rezoning proposal.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #2/97, Bylaw No. 10558.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #2/97, Bylaw No. 10558 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 17, 1997" - BYLAW NO. 10559

Rezoning Reference #7/97

3777 Kingsway - located on the northeast corner of Kingsway and Boundary Road

Lot A, D.L.'s 35 & 151, Grp. 1, NWD, Plan 51937

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

To: Amended CD Comprehensive Development District (based on C3 General Commercial District guidelines and in accordance with the Development Plan entitled "BC Tel Skysigns" prepared by Neon Products)

The purpose of the proposed zoning bylaw amendment is to permit two skysigns at the top of the existing office building.

A letter dated 1997 April 22 was received from Douglas S. Porter, 3782 Thurston Street, Burnaby advising of his general opposition to Skysigns in Burnaby. The writer suggests that landscaping improvements be made a condition of rezoning to offset the negative environmental impact the skysigns will have on the neighbourhood and the city skyline.

* Councillor Lawson retired from the Council Chamber at 8:38 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 #7/97, Bylaw No. 10559.

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 #7/97, Bylaw No. 10559 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 18, 1997" - BYLAW NO. 10560

Rezoning Reference #8/97

Ptn. 7950 Venture Street - located at the east end of the Venture Street cul-de-sac, which is east of Lake City Way

Ptn. of Pcl. "One" (Ref. Plan 16806) of Pcl. "J", D.L. 57, Grp. 1, NWD, Plan 16869

From: M3 Heavy Industrial District

To: P2 Administration and Assembly District

The purpose of the proposed zoning bylaw amendment is to permit construction of a 30 metre high communication tower.

A letter dated 1997 April 18 was received from Ray Spaxman, President, Spaxman Consulting Group, the rezoning applicant, submitting for Council's information additional material in support of the rezoning application.

A letter dated 1997 April 15 was received from Joe J. Werner, Vice President Development & Acquisition, Intergulf Development Group, owners of property at 8021 - 8035 Enterprise Street advising that the installation of a communication tower is appropriate for the area and will not negatively affect surrounding properties.

Ray Spaxman, Spaxman Consulting Group, 1303 Horner Street, Vancouver appeared before Council advising he was the applicant for the subject rezoning application. Mr. Spaxman advised that after significant consultation with staff the subject site has been chosen as an appropriate site for a communications tower. The speaker provided a number of reasons as to why the subject site is appropriate, including: industrial location, removed from residential areas, tall trees screen the pole from view, not visible from Lougheed Highway and painting of pole will make it blend into surrounding area.

In conclusion, Mr. Spaxman advised that to allow construction of the proposed communication tower will significantly improve communications in this area.

* Councillor Lawson returned to the Council Chamber at 8:45 p.m. and took her 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 #8/97, Bylaw No. 10560.

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 #8/97, Bylaw No. 10560 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 19, 1997" - BYLAW NO. 10561

Rezoning Reference #11/97

2654/56 Eastbrook Parkway - located at the northeast corner of Eastbrook Parkway and Still Creek Avenue

Lot 139, D.L.'s 70 & 124, Grp. 1, NWD, Plan 56682

From: CD Comprehensive Development District (based on P2 Administration and Assembly District)

To: CD Comprehensive Development District (based on P2 Administration and Assembly District, M5 Light Industrial District and C2 Community Commercial District)

The purpose of the proposed zoning bylaw amendment is to permit the existing facility to be utilized for light industrial, recreation, office and restaurant uses.

Diane Pugh, 1510 - 4825 Hazel Street, Burnaby and Real Estate Director, Keg Restaurants appeared before members of Council advising that she was representing the Keg Restaurant who are, at present, the only tenant of the subject property.

Ms. Pugh informed Council of the following concerns with regard to the rezoning application:

1. will there be sufficient parking particularly as she understands up to 200 people could be employed at the site;
2. some uses that could be permitted under the new zoning may not be appropriate adjacent a restaurant;
3. structural integrity of building especially the glass dividing wall between the restaurant and what is now a tennis court.

Ms. Pugh advised that she was most concerned that there be no negative impact or loss of business to the restaurant as a result of the rezoning application and was also concerned that the building may be used to hold rave parties.

In conclusion, the speaker advised that, at this time, Keg Restaurants must object to the rezoning application because the vague use of the property proposed by the rezoning cannot guarantee there will not be a negative impact on the restaurant.

Dan DeYoung, 1604 Springer Avenue, Burnaby, appeared before Council member to advise that he had been in negotiations with the owners of the property for some time to use the facility as an indoor go-kart track but the proposal has not been supported by Burnaby staff as it is not considered an appropriate use of the site. Mr. DeYoung requested that Council consider including an indoor go-kart facility as a permitted use as part of this rezoning application.

Mr. DeYoung provided Council with a brief background on the sport of indoor go-karting and advised that concerns regarding noise would not be an issue as his experience has been the noise is easily contained within a building. In conclusion, Mr. DeYoung suggested that as this building is already an existing recreational facility it would be ideal for his proposal of an indoor go-kart track and requested that Council consider adding this use to the development proposal.

Dennis Rudd, owner and General Manager, G.G. Studios applicant for the subject application appeared before Council to provide further information regarding his proposal for the subject site. Mr. Rudd advised that his studio, which is one of six he operates throughout the Lower Mainland, will be used mostly for commercial work or film preparation. The speaker, with the aid of enlarged floor plans provided Council with a brief description of how the building will be utilized. Mr. Rudd advised that he expects the building to be occupied at most times by approximately 30 people and that the parking provided, 63 spaces, will be sufficient.

In response to the concerns raised by the representative of the Keg Restaurant, Mr. Rudd assured Council that there would be no negative impact on the restaurant, its parking or customers. With respect to the concern regarding rave parties, Mr. Rudd, advised that although he has allowed such activities to take place in his buildings he understands from Burnaby staff this is not a permitted use of the site and he will not allow them.

J.H. Park, Manager, General Affairs, Pohang Steel Canada Ltd., owners of the subject property, appeared before Council in support of the subject application. Mr. Park advised that, with the exception of the restaurant, the building has been vacant for a considerable period of time and has been a source of lost revenue for his company. The speaker informed Council that the current permitted use of the building, as a recreation facility, has not generated any interest by prospective tenants and that they support the proposal by G.G. Studios to use the building for studio and film/commercial preparation use.

The speaker advised that some of the uses included in the application by G.G. Studios will not be undertaken by the applicant but have been included at the request of Pohang Steel in order to make leasing the building easier if, at a later date, G.G. Studios no longer occupy the building. Mr. Park concluded that Pohang Steel are not in the business of being landlords and wish to lease this building quickly and in accordance with all of Burnaby's bylaws.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #11/97, Bylaw No. 10561.

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 #11/97, Bylaw No. 10561 be now terminated."

CARRIED UNANIMOUSLY

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

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 21, 1997" - BYLAW NO. 10563

Rezoning Reference #16/97

4501 North Road - located on the west side of North Road between Rochester Street and the Trans Canada Highway

Strata Lots 1/2/3/4, D.L. 1, Grp. 1, NWD, Strata Plan NW1901, together with an interest in the common property in proportion to the unit entitlement of the strata lots as shown on Form 1

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C3 General Commercial District and M5 Light Industrial District guidelines)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District for the bowling alley, and C3 General Commercial District for the health service centre as guidelines and in accordance with the Development Plan entitled "North Road Centre, Burnaby, B.C., Zoning and Parking Plan" prepared by R.E. Littman & Associates Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the entire development to include commercial uses and to construct additional parking spaces.

An undated letter was received from Robert and Angelika Hackett, 4151 Bridgewater Crescent, Burnaby expressing their strong opposition to the proposed zoning amendment.

A letter and petition, containing 74 signatures, was received from Jackie Walker, 4131 Bridgewater Crescent and D.J. MacKerricker, 4251 Bridgewater Crescent, representing residents of Village Del Ponte objecting to the proposed rezoning.

The text of the petition is as follows:

"We the residents of Village Del Ponte **STRONGLY OBJECT** to the proposal to amend the rezoning of Strata Lots 1,2,3 & 4, D.L. 1, Group 1, NWD Strata Plan NW1901 together with an interest in the common property in proportion to the unit entitlement of the Strata lot as shown on Form 1. The increase of traffic to this area would have a tremendous impact on the already over crowded North Road. If Council allows 17 more parking stalls for this PROPOSED bowling alley or any other store, it could increase traffic substantially entering or exiting off Rochester. No one has given any consideration to the residents of Village Del Ponte. At times we are unable to safely enter and exit our development due to the congestion and lack of proper signage currently existing on North Road and Rochester. Anything that is to be proposed for this area will directly effect all of the 106 townhomes in Village Del Ponte. In conclusion we would strongly recommend that the Council of the City of Burnaby reject this proposal."

Raymond Littman, 925 W. Georgia Street, Vancouver, applicant for the subject rezoning, appeared before the members of Council to respond to any questions with regard to the application.

Merith Russell, 4181 Bridgewater Crescent, Burnaby appeared before the members of Council to express to her opposition to the rezoning application. The speaker advised she was particularly opposed to the proposed bowling alley which she feels will attract more people and traffic into an already highly congested area.

* Councillor Redman returned to the Council Chamber at 9:35 p.m. and took her place at the Council table.

Ms. Russell advised she was also concerned about safety issues related to the application, especially traffic and crime. The speaker suggested that, with possible changes to liquor licensing, the bowling alley may eventually allow drinking on the premises which could lead to problems while the increased density may result in increased crime and traffic problems.

D. Holgate, 9861 Belfriar Drive, Burnaby appeared before members of Council to express his concern about the proposed zoning change and requesting clarification regarding location of the additional parking. The speaker advised that he was opposed to the bowling alley proposal included in the application especially in light of the increased traffic that it will generate at this site. Mr. Holgate advised that traffic was already a problem for area residents and high volume uses of the subject site would only add to the existing problem.

Joanna Lomas, 9813 Belfriar Drive, Burnaby appeared before members of Council to express her opposition to the rezoning proposal. The speaker advised that crime and traffic in this area has already increased and the establishment of a bowling alley, with the possibility of longer business hours and liquor license along with added noise, traffic and crime will only make things worse for the neighbourhood.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT Rezoning Reference #16/97, Bylaw No. 10563.

Arising from its consideration of this Bylaw, the Commission adopted the following motion:

“THAT the Advisory Planning Commission express to Council its concern about the proposed land use change in view of the existing traffic congestion in this area and that increased commercial uses will compound the problem.”

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

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MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #16/97, Bylaw No. 10563 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR EVANS

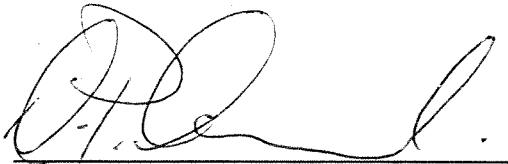
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:45 p.m.

Confirmed:

Certified Correct:



MAYOR

ADMINISTRATIVE OFFICER I