

1997 SEPTEMBER 23

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1997 September 23 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor D.R. Corrigan
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson
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 7:35 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 46, 1997" - BYLAW NO. 10630

Rezoning Reference #42/96

1800 Duthie Avenue and 7250 Halifax Street - located on the southeast corner of Halifax Street and Duthie Avenue

Rem. Lot A Exc.: Firstly: Phase One Strata Plan LMS0353; Secondly: Phase Two Strata Plan LMS0353; Plan NW87461; Strata Lots 1 - 29, Plan LMS0353; all of D.L. 136, Grp. 1, NWD

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District and in accordance with the Development Plan entitled "Swedish Canadian Villa" prepared by Tor Skjelvik Architect)

The purpose of the proposed zoning bylaw amendment is to permit the retention of the existing Rest Home for use as a room and board facility for senior citizens.

No one appeared in connection with this rezoning application.

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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 #42/96, Bylaw No. 10630.

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 #42/96 , Bylaw No. 10630 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 1997" - BYLAW NO. 10631

Rezoning Reference #37/97

8525 & 8555 Baxter Place - located on the east side of Production Way between Baxter Place and Broadway

Lot A (BL209640) of Lots 1 & 2, D.L. 56, Grp. 1, NWD, Plan LMP1598

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M5 Light Industrial District and M3 Heavy Industrial District as guidelines and in accordance with the Development Plan entitled "Production Court Lake City Phase Three" prepared by Cohos, Evamy Interplan Architects, Engineers, Interior Designers Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of an office building and parking structure and general office uses within the existing buildings.

A letter dated 1997 September 17 was received from T.M. Engineering Ltd., 8560 Baxter Place, Burnaby advising they adamantly oppose the proposed change in zoning because of problems associated with parking, egress from Baxter Place to Production Way, increased traffic and security issues.

A letter dated 1997 September 23 was received from Corporate Secretary, H.Y. Louie Co. Limited, 2821 Production Way, Burnaby advising that, in general, they support the subject application, however they are concerned about the level of demand for such office space and issues related to traffic safety at the intersection of Production Way and Baxter Place.

Jim Alders and John Scott, Comos Evamy Interplan Architects, 300 - 131 Water Street, Vancouver appeared before members of Council advising they were representing the architectural firm working on the subject development. Mr. Alders displayed a site plan of the proposed building and advised it will be the third phase of development on this site, Phases I and II being existing buildings. This new building is intended to accommodate the expanded office needs of several existing tenants as well providing new lease space. Mr. Alders indicated that an important element of this proposal is a an underground parking facility that will provide 412 new parking stalls as well as providing a new point of entry to Production Way.

- ** Councillor Young retired from the Public Hearing at 7:45 p.m.

The speaker, in acknowledging concerns expressed by T.M. Engineering, advised that the new point of access/egress to the site at Production Way will be in addition to the existing Baxter Place entrance which, when combined with the additional parking space, should alleviate some of the traffic and parking congestion in the area.

John Scott, Comos Evamy Interplan Architects, advised that his firm also represents a client developing property south of the subject site and when both projects are complete a significant reduction in many of the traffic/parking concerns should result. Mr. Scott also informed Council that extensive landscaping proposed to this site will result in the building having two attractive frontages, one on Baxter Place and another on Production Way.

- ** Councillor Young returned to the Council Chamber at 7:50 p.m. and took his place at the Council table.

In response to a query by Council regarding traffic concerns Mr. Scott advised that by creating a second point of access to the property traffic will be split, resulting in less traffic on Baxter Place. Mr. Scott also advised that, in response to a high demand for parking by the tenants of the subject buildings, they are providing parking in excess that of that required under the bylaw.

Jake Bergin, 8555 Baxter Place, owner of the subject property, appeared before Council members advising that his tenants do require a substantial amount of parking on-site and that the parking lots are now being monitored to prevent unauthorized SFU students from parking on-site.

Anthony Tang, Corporate Secretary, H.Y. Louie, 2821 Production Way, Burnaby appeared before Council advising that his firm basically support the proposed zone change because they understand that as technology and the economy change old definitions no longer apply - light industry uses today include applications such software development and support services which are office-type uses and require very little in the way of manufacturing facilities.

Mr. Tang advised that H.Y. Louie recognize this change and are in favour of it, however they do have some concerns about how this change will be implemented in the Lake City industrial area. The speaker suggested that a new long-term land use study be conducted for the Lake City business area to determine what the actual demand is for this type of office use. Mr. Tang expressed concern that general encouragement for re-development to this zone could result in some form of penalization to existing property owners. Mr. Tang suggested that if significant rezoning change were to take place the City could, in an effort to preserve a suitable land-use mix, place a freeze on developed M3 properties which would be unfair to owners of those properties.

In addition to the economic concerns regarding the rezoning application, Mr. Tang also expressed concern about traffic issues in the area. Trucks cannot turn right coming down Production Way, trucks turning onto Baxter Place have some difficulty making the turn and conditions such as the steep grade, poor visibility and increasing use of Production Way by commuters have made it a heavily congested and a potentially dangerous area for traffic informed Mr. Tang. The speaker suggested that in light of the proposed increased density these traffic issues need to be resolved, perhaps by implementation of traffic signals, widening of left-turn lanes, and elimination of some street parking.

In summary Mr. Tang advised they support the application, qualified by traffic issues being addressed and implementation of a fair land use change process for all property owners.

** Councillor Corrigan retired from the Public Hearing at 8:18 p.m.

Jake Bergin, owner of the subject property appeared again before members of Council to respond to concerns expressed by the previous speaker. The speaker informed Council that his tenants are now producing a different kind of product than they were 10 years ago -- production labs, warehousing, distribution all being part of the the business and ancillary types of businesses that will compliment this high-tech manufacturing are needed. This Lake City site is in high demand by these types of business especially because of its proximity to S.F.U.

With regard to the parking issue, Mr. Bergin advised that many of the employees in these businesses keep non-standard working hours which provides greater flexibility in providing parking; however they will be providing well in excess of the parking required by the City.

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

In conclusion, Mr. Bergin advised that the existing businesses in the area such as H.Y. Louie are compatible with and compliment the types of users of his property.

Council directed that staff prepare a report responding to the traffic concerns expressed in the correspondence and by the speaker, particularly with regard to the intersection of Production Way and Broadway and street parking in the area.

John Scott, architect for the subject rezoning application, again appeared before Council to advise that this proposal will provide more than adequate parking for all its tenants as well as providing an additional point of access/egress. The speaker also suggested that as part of the work done for this development a traffic study was undertaken and that the material may assist staff in providing Council with more information about traffic in the area.

** Councillor Corrigan retired from the Public Hearing at 8:28

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #37/97, Bylaw No. 10631.

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 #37/97, Bylaw No. 10631 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:35 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I