

1997 FEBRUARY 25

A Public Hearing was held in the Atrium, Shadbolt Centre for the Arts, 6450 Deer Lake Avenue, Burnaby, B.C. V5G 2J2 on Tuesday, 1997 February 25 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 (Arrived 7:46 p.m.)

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

STAFF: Mr. D. G. Stenson, Director Planning and Building
Ms. Fiona Avakumovic, Community Planner
Mr. C.A. Turpin, Deputy City Manager - Corporate Services
Mrs. M. Pasqua, Deputy City Clerk
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. 4, 1997" - BYLAW NO. 10529

Rezoning Reference #8/96

4330 Sanderson Way - located south of Sanderson Way at the intersection with Gilmore Way in Discovery Place (B.C.I.T.) site.

Lot 16, D.L.'s 71 & 72, Grp. 1, NWD, Plan 60616

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

To: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District and the Discovery Place Community Plan as guidelines and in accordance with the Development Plan entitled "Electronic Arts" prepared by Musson Cattell Mackey)

The purpose of the proposed zoning bylaw amendment is to permit the development of an advanced technology research and office facility as the Canadian base for an international high technology company.

1997 FEBRUARY 25

A letter dated 1997 February 17 was received from V. Paul Lee, General Manager, Electronic Arts Canada Inc., applicant for the subject rezoning, providing an information package to Council outlining the results of two meetings with representatives of Friends of Discovery Park, one Electronic Arts Community Information Session and a town hall meeting conducted by the Friends of Discovery Park. Also enclosed is a letter from the Nature Conservancy of Canada regarding their disinterest in Lot K of Discovery Parks.

A letter dated 1997 February 19 from Berny Lucas, 8091 Bradley Avenue, Burnaby urging Council to listen to citizens rather than developers and asking that Trillium Trails be preserved.

A letter dated 1997 February 20 was received from Brian Nasu, 4341 Darwin Avenue, Burnaby advising that his first choice for this particular property would be to preserve it as a park or leave it undeveloped, however his second choice would be to have the property developed by a responsible and consultive organization and a plan that will impact the area the least. The writer advises that to this point has Electronic Arts indicated it is such an organization.

A petition in the form of identical letters was received containing 3 signatures. The text of the petition is as follows:

"I wish to support the residents of west central Burnaby in their efforts to preserve as a conservation area Lot K Discovery Place lands a.k.a. Trillium Trails Nature Reserve.

This area is a valuable environmental asset and as such should be preserved.

Preserve Trillium Trails Nature Reserve as our commitment to a healthy future."

A petition, dated 1997 February 08, in the form of identical letters has been received containing 234 signatures. The text of the petition is as follows:

"As I may be unable to speak at the Public Hearing on Feb. 25, 1997, this letter voices my objection to any development of Lot K in the Discovery Place lands. This site, known as Trillium Trails Nature Reserve, because of its heritage value and life enhancing quality, should be acquired as park land, for the health, recreation and education of present and future generations."

A petition in the form of identical letters was received containing 7 signatures. The text of the petition is as follows:

1997 FEBRUARY 25

“As I will be unable to speak at the Public Hearing to be held on February 25, 1997 at the Shadbolt Centre for the Arts, I wish to have on record my strongest possible objection to the development of Lot K, situated in Discovery Place Lands, commonly known as Trillium Trails Nature Reserve.

Apart from the obvious decimation of the forest and the loss to Burnaby citizens (the only green space left in Central Burnaby), the value of my home will be decreased because of the commercial building which you are permitting to be built on Lot K.

The applicant, Electronic Arts, can build on industrial land, of which there is an abundance in Burnaby. It does not need to use prime park land for its building and possible further buildings to follow.

I would ask that the City buy this property as park land, to be held in perpetuity for all citizens of Burnaby and the generations to follow to enjoy, and to maintain its heritage value and life enhancing qualities.”

A letter dated 1997 February 25 was received from Douglas S. Porter, 3782 Thurston Street, Burnaby advising that he remains opposed to the cutting of the remaining urban forest to accommodate development and suggests the concept of limiting growth needs to receive serious consideration.

A letter dated 1997 February 23 was received from Dr. M. Javed Iqbal, Director UBC Science Co-op Programs, expressing strong support for the application by Electronic Arts to develop Site K in Discovery Place. The writer suggests further expansion of Electronic Art's facilities will greatly benefit British Columbia in general and the City of Burnaby in particular.

A letter dated 1997 February 24 was received from Peter Moroney, Program Director, UBC Continuing Studies confirming the worthwhile contributions that Electronic Arts has made to UBC Continuing Education and that it is an enormous asset to the Vancouver region by providing highly skilled jobs and as a good community partner.

A letter dated 1997 February 18 was received from Peter Dickens, President, Burnaby Chamber of Commerce, 9855 Austin Avenue, Burnaby expressing the members' strong support for Electronic Arts' application to develop Site K in Discovery Place.

A letter dated 1997 February 23 was received from George Kawaguchi, 4554 Sunland Place, Burnaby expressing support for Electronic Arts' application to develop Site K in Discovery Place.

A letter dated 1997 February 25 was received from Paul Anderson and Linda Walsh, 4062 Nithsdale Street, Burnaby expressing concern about development of the Trillium Trails site. The writers advise that they do not want to see the site developed, however, if it must then Council should ensure it is developed in a manner that is respectful to the environment.

Mark Whitehead, Musson Cattell Mackey, 4006 W. 12th Avenue, Vancouver, applicant for the subject rezoning application, appeared before Council accompanied by Chris McKibbin, 1302 Arbutus Street, Vancouver, C.E.O., Electronic Arts (Canada) Inc. to outlined their proposal requiring the subject zoning change.

Mr. McKibbin provided Council with some background on Electronic Arts Canada, advising that they were founded in Burnaby in 1982 as Distinctive Software merging with Electronic Arts to become the first interactive production studio/publishing company in North America for computer software games.

Electronic Arts employs approximately 350 people, including musicians, artists, software programmers, designers, producers and composers and currently occupies 80,000 square feet in three different buildings in Burnaby. As teamwork is essential to the successful operation of an interactive production company, one of the goals of this proposal is bring all elements together under one roof in a space that will encourage creativity in a campus-like environment. Mr. McKibbin advised that this site is well-suited to this business because of Discovery Place's emphasis on high-tech research and development type businesses and its strong ties to institutions of higher learning are ideal to foster the type of growth Electronic Arts Canada is experiencing. It is important to Electronic Arts that they remain in Burnaby and to create this type of development in a natural setting is exciting and value adding for the company.

Mr. McKibbin thanked the representatives of Friends of Discovery Park who have worked with them over the past few months which has resulted in an improved plan of development which will benefit both the community and Electronic Arts Canada.

Mr. Mark Whitehead, then briefly outlined the development proposal that has come to Council as a result of consultation with Burnaby City staff and community input. The speaker advised that this site is the most heavily constrained planning site in Discovery Place with the lowest floor area ratio allowed, the lowest site coverage for building and parking allowed, the most conservation area (approximately 1/3) and the most height restrictions. Mr. Whitehead, with the aid of site plans and drawings described the site coverage and usage both for current construction proposal and planned future phased expansion. Parking on the site will be 44% underground and surface parking will ring the building to minimize its visual impact. The buildings will be well set into the site, stepping down the slope of the site with extensive treed areas planned for between the parking areas and streets. The design meets or exceeds all of the guidelines set out for it.

Mr. Whitehead put forward for Council's consideration a proposal, that has been discussed

1997 FEBRUARY 25

Mr. Whitehead put forward for Council's consideration a proposal, that has been discussed with representatives of the neighbourhood, for the water drainage watercourse that runs from Spruce Street through the site be re-directed through the conservation area. Ministry of Environment officials prefer that option; however another alternative is to re-direct it between the parking area and the foot of the slope.

Dr. Robert Falls, Box 310, Lions Bay, B.C. appeared before the members of Council advising that he is representing his parents who reside at 3658 Kalyk Avenue, Burnaby and is a member of Friends of Discovery Park. Dr. Falls advised that he is a Ph.D in Resource Management Science from U.B.C. a member of the Association of Professional Biologists, an Honourary Research Associate at U.B.C. and has extensive experience working as an environmental consultant on a number of major projects in British Columbia. The speaker credits his great appreciation of the environment and nature by having the opportunity to grow up in this neighbourhood and having the freedom to use Site K as a natural laboratory during his youth and young adult life. Dr. Falls advised that, although he supports Electronic Arts as a good corporate citizen, he believes that Lot K is not an appropriate site for development as it is a lovely, natural area used extensively by area residents. The speaker advised that he has watched the gradual development of Discovery Place and is not happy with the manner in which it has been developed and suggests that the environmental assessments done to date have done been conducted in an acceptable manner.

Dr. Falls advised he is opposed in the strongest terms to the development of this site, and requested that serious consideration be given to seeking a more suitable site elsewhere in Burnaby.

George Kawaguchi, 4554 Sunland Place, Burnaby appeared before members of Council to express his support for the proposed development by Electronic Arts. The speaker outlined the many contributions made by this organization to Burnaby and suggested that Discovery Place was built to accommodate developments just like this. Mr. Kawaguchi advised that Electronic Arts is an outstanding corporate citizen with much to offer the community and has a high regard for the environment. The speaker concluded by urging Council to approve this application.

Woo Shun Luk, Director of the School of Computing Sciences, Simon Fraser University appeared before Council in support of the proposed rezoning application. The speaker advised that S.F.U. Computer Sciences has worked successfully in partnership with Electronic Arts Canada for a number of years on a Co-op Program, with selected S.F.U. students receiving scholarships in order to continue their education. Representatives of Electronic Arts sit on the School of Computing Science Industrial Advisory Board and have participated in employer panels during recent S.F.U. high school liaison events informing student how the University's Co-op Program works. The speaker concluded that Electronic Arts is a good employer and an asset to the community.

his opposition to the rezoning application. The speaker suggested that this development would be better suited to another area of Burnaby, such as the Big Bend, that would have more appropriately zoned land. Mr. Rush considers the destruction of this natural environment unnecessary and it should be left undeveloped, especially as the site is small and has drainage problems.

Eric Hawthorne, 5166 Portland Street, Burnaby, appeared before the members of Council to express his opposition to the rezoning proposal. The speaker advised it was not necessary to destroy a natural area for development and suggested that a site that is not in its natural state be sought out for development. Considering the community does not want any development at this site Mr. Hawthorne concluded another site should be considered.

Louise Read, #224 - 7377 Salisbury Avenue, Burnaby appeared before the members of Council advising that she is an employee of Electronic Arts Canada and served on the Building Committee involved in choosing this site for their new facility. The speaker informed Council that a lot of time was taken looking for an appropriate site and there is a vision of a creative facility that will fit into its natural setting.

Gerald Owen, 3894 Spruce Street, Burnaby appeared before Council members to express his opposition to the rezoning application. Mr. Owen described the following reasons for keeping Lot K, known to the community as Trillium Trails, free from development: health, physical, emotional and spiritual well-being of present and future citizens; the particular heritage value of the site, and; the irreplaceable asset provided by the trails are a primary resource for education and development of young minds. The speaker suggested the location of Trillium Trails is such that it serves the health, education and recreational needs of, in addition to the residential community, the nearby hospital, mental health centre and schools creating the vision of a pedestrian-oriented, sustainable, live/work community within a city. A copy of Mr. Owen's presentation is on file in the office of the City Clerk.

On behalf of his daughter, Katherine Owen, who could not attend the Public Hearing, Mr. Owen read a submission outlining her concern about the destruction of urban forests. Ms. Owen is opposed to the proposed rezoning application.

Joy Wild, 4719 Patterson Avenue, Burnaby appeared before Council members to ask Council to consider making Site K a park site, rather than allowing the proposed development. The speaker advised that as this site is the only significant green space in this part of Burnaby it is essential to the health of the community that it be preserved. Ms. Wild applauds the success of Electronic Arts, however, she believes they could build a beautiful development on a site that has already been set aside for light industrial use. In conclusion, Ms. Wild urged Council to purchase this site for a park.

Joe Keithley, 4250 Spruce Street, Burnaby appeared before members of Council to express his opposition to the rezoning proposal. Mr. Keithley advised that area residents feel frustrated that Council is not listening to their opinions and that once this site has been redeveloped it cannot be put back again. The speaker suggested that Electronic Arts should be able to find another site, one that is no longer in its natural state, to build their vision.

Mr. Keithley suggested that if this development does go ahead then consideration should be given to relocating the proposed building north towards Sanderson Way, thereby leaving a larger natural area. The speaker also concurred with the comment that the environmental study has not been done properly and that this is not an environmentally friendly project. Mr. Keithley concluded that another site should be chosen for the proposed development.

Patricia Lee, 4088 Kincaid Street, Burnaby appeared before members of Council express his opposition to the rezoning application. The speaker does not believe the opinion of the entire neighbourhood should be ignored in favour of a rezoning applicant just to allow a higher price for the lot. Ms. Lee emphasized that this zoning change is not acceptable to area residents and the fact that Electronic Arts is a good corporate citizen should not influence Council's decision on the rezoning of this site.

Dennis Danielson, 4086 Spruce Street, Burnaby appeared before the members of Council to express his sincere belief that what would be best for this community is the preservation of Trillium Trails in its entirety as a park.

** Councillor Young retired from the Public Hearing at 8:45 p.m. **

However, if Electronic Arts are given permission to construct its facility on Lot K then Mr. Danielson believes there are environmental issues that need to be raised at this time. With regard to the small stream that runs through Trillium Trails the speaker suggested that it should be left to flow freely, with neither culverting nor rip-rapping.

** Councillor Young returned to the Public Hearing at 8:47 p.m. and took his place at the Council table. **

** Councillor Corrigan retired from the Public Hearing at 8:47 p.m. **

Mr. Danielson also referred to the "urban trail" proposed for this site. The speaker was concerned about the size, loss of trees in the conservation area and materials used in creating the "urban trail" and urged Council to reconsider the plan, to scale it back drastically and to keep it out of Lot K altogether.

** Councillor Corrigan returned to the Public Hearing at 8:49 p.m. and took his place at the Council table. **

Mr. Danielson concluded that residents are happy with the present, unpaved, winding trails of two or three feet and are not willing to sacrifice any more green space. A copy of Mr. Danielson's presentation is on file in the City Clerk's Office.

** Councillor Johnston retired from the Public Hearing at 8:55 p.m. **

Helmut Urhahn, Terra Planning Ltd., Environmental Planning Consultant for Electronic Arts Canada then appeared before members of Council outlining the options to be considered in relocation of the watercourse on the subject site and recommending its relocation to the eastern conservation area would have the maximum benefit for both the conservation area and the watercourse from an ecological perspective.

** Councillor Johnston returned to the Public Hearing at 8:56 p.m. and took his place at the Council table. **

The design of the relocated watercourse in the conservation area and the enhancement of the riparian zone adjacent to it will be conducted under the guidance of the Burnaby Parks Department. Mr. Urhahn advised that discussions with B.C. Ministry of Environment, Lands and Parks, Habitat Management and Department of Fisheries and Oceans favour relocation through the conservation area. A copy of Mr. Urhahn's presentation is on file in the Office of the City Clerk.

Ruth Jack, 4090 Spruce Street, Burnaby appeared before members of Council to express her opposition to the rezoning proposal. The speaker read to Council a letter from the Conservation Chair, Vancouver Natural History Society which expresses the Society's concern about the possible development of the Trillium Trails area of Discovery Park. The Society advises that preservation of the site in its natural state would protect a scarce and valuable green space, maintain natural connections to surrounding ecosystems and provide an important addition to the network of green links and urban trails. A copy of this letter is on file in the City Clerk's Office.

Speaking for herself Ms. Jack agreed with the comments of previous speakers both at this Public Hearing and previous ones and reiterated her opinion that this space is too good to lose. The speaker informed Council that area residents were opposed to development of the Discovery Park 40 years ago and again 20 years ago and are still opposed to this day. Ms. Jack concluded by urging Council to set aside this site as park for the residents of Burnaby.

Laurel Brant, 4006 Nithsdale Street, Burnaby appeared before Council members to voice her opposition to the proposed zoning change. The speaker acknowledged Council's difficult decision in this matter and commended Electronic Arts for their attempts to try to accommodate the concerns of area residents; however she still holds to her vision that this site remain as park. Ms. Brant hopes that Electronic Arts, having the high regard for the environment that they do, will understand the need of residents to have a park on this site and urged them to find a way to make this happen.

Parvin Chami, 3710 Kalyk Avenue, Burnaby, appeared before members of Council to advise of her complete opposition to the development of Lot K. Ms. Chami reminded Council of two documents that had been submitted to a previous Public Hearing for Discovery Place, one a research survey by the G.V.R.D. and the other the Burnaby report on Environmentally Sensitive Areas which both identify the Discovery Place area as a highly environmentally sensitive area. Ms. Chami identified the Trillium Trails land as the last large undeveloped parcel land in Discovery Place and is opposed to its development which will destroy more vegetation, animal habitat, and green space and create additional traffic, noise, pollution and congestion.

However, if the property must be developed Ms. Chami asks that Council address the following issues:

1. that a qualified individual be hired as a site environmental monitor;
2. that the storm drainage watercourse be re-directed through the southeast side of the conservation area;
3. that the proposal to cut down trees along Sanderson Way be reconsidered;
4. that the conservation zone at its narrowest point of 18 metres be doubled to 36 meters;
5. that the proposal to construct an urban trail be reconsidered, and;
6. that Electronic Arts aggressively advertise their job opportunities in Burnaby to benefit the Burnaby economy and reduce the number of commuters.

Blanche Snowdon, 4096 Spruce Street, Burnaby appeared before Council members to express her opposition to the proposed rezoning of Lot K of Discovery Place. The speaker advised that in addition to the loss of valuable green space she is also concerned about increased traffic, noise and air pollution, and a loss in property value. Ms. Snowdon asked that if Council approves this plan to be stringent on the developer as there will be a significant impact on those residents who live next to this site. The speaker also advised she is opposed to the urban trail proposed for the site as the area residents prefer their natural trails.

Janet Danielson, 4086 Spruce Street, Burnaby then appeared before the members of Council to express her opposition to the rezoning application. Ms. Danielson inquired whether any statistics had been collected as to how much the subject site is used by area residents and if no statistics are available questioned how a decision be made to destroy Trillium Trails when the decision makers are not aware of how many people they are affecting.

Bill Jones, 3688 W. 49th Avenue, Vancouver, appeared before members of Council, informing them he is responsible for managing this project for Electronic Arts. Mr. Jones advised that Electronic Arts do not feel that their responsibilities end at the property line but feel responsible to work with the area residents to ensure the best possible development for this site.

1997 FEBRUARY 25

In this regard he has met with representatives of Friends of Discovery Park on several occasions and arising from these meetings the following amendments to the plan have been made: underground parking on the site has been increased, a qualified environmental monitor will be on-site, site visits will be conducted with Dr. Falls from Friends of Discovery Park in order to further identify any other environmental concerns; an offer is made to all area residents to participate in the re-planting program for the subject site; re-direction of the watercourse through the conservation area and lastly, Electronic Arts commits to upgrade to a minimum of 10% of size the 560 trees to be planted in Site K by Discovery Parks Inc. and the landscape and environmental consultants will work Discovery Parks in this replanting project.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared again before Council members to remind them that if this project is to be undertaken serious consideration must be given to the protection of all vegetation and wildlife habitat on the site. Ms. Chami concluded by asking that Discovery Place be made to be lively and liveable.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #8/96, Bylaw No. 10529.

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

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #8/96 , Bylaw No. 10529 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing do now recess."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) recessed at 9:40 p.m.

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR EVANS

“THAT the Public Hearing (Zoning) do now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) reconvened at 9:50 p.m. with Councillors Lawson, Rankin and Redman absent.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 1997" - BYLAW NO. 10530

Rezoning Reference #52/96

4425 Halifax Street and 1795 Willingdon Avenue - located on the northwest corner of Halifax Street and Willingdon Avenue

Lots 43 & 44, D.L. 120, Grp. 1, NWD, Plan 65010

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, P6 Regional Institutional District, P8 Parking District and RM5 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, P6 Regional Institutional District, RM5 Multiple Family District and the Brentwood Town Centre Development Plan as guidelines and in accordance with the Development Plan entitled “Halifax Street Residential Development” prepared by Barclay McLeod Architect)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high-rise apartment with street fronting townhouses, a new commercial underground parking lot on the western parcel and the retention of the existing commercial building and part of the surface parking lot on the eastern parcel.

A letter dated 1997 February 22 was received from Yvonne M. Armstrong, #804 - 4353 Halifax Street, Burnaby expressing concern about the added noise and confusion an additional 300 or 400 people will make in this area. The writer is especially concerned about the affect this development will have on traffic in the area.

** Councillor Lawson returned to the Public Hearing at 9:51 p.m.**

Mr. Barry McLeod of Barclay McLeod Architect, applicant for the subject rezoning application, appeared before members of Council to introduce the development team, Brian Bosa, Bosa Developments, Rob Simons of John Half Architect for B.C. Tel and John Barlow, landscape architect of who were available to answer questions from Council in regard to this application.

Theresa Boerkamp, #503 - 4353 Halifax Street, Burnaby appeared before the members of Council to express her opposition to the rezoning proposal. The speaker voiced her concerns regarding the increased density, blockage of views and light and the insensitive proportion of the development. Ms. Boerkamp also expressed concern that traffic and access/egress to surrounding properties, which is already a problem for residents, will be further aggravated by the proposed building. The speaker, who advised she was familiar with the proposed community plan for the area, was troubled that as this is the first of up to 42 residential highrise towers planned for the Brentwood area the density proposed for this building is too great.

In conclusion, Ms. Boerkamp suggested that a development of this magnitude is not appropriate for an area of this density and urged Council to reconsider the proposal.

Paula Voon, #408 - 4353 Halifax Street, Burnaby appeared before the members of Council to express her concern about the proposed zone change. Ms. Voon advised that as the development of the towers in the Brentwood area was to be in conjunction with a Light Rail Transit system through the area and since the Provincial government has now frozen work on the L.R.T. project, it would not be appropriate to proceed with high density development at this time. The speaker concluded that unless that infrastructure is put in place to support such proposals she cannot support this application.

Frank Rudnicki, 204 Glynde Avenue, Burnaby, owner of #1803, #2003 and #2203, 4353 Halifax Street advised that he was opposed to the rezoning application. The speaker advised he objects to the blocking of views, over crowding, increased noise and traffic next to his property. Mr. Rudnicki then provided Council with a letter from A. Konstantoploulos, owner of #1901 and #2305, 4353 Halifax Street asking Mr. Rudnicki to present the objections of property owners of 4353 Halifax Street at this Public Hearing. Attached to the letter was a petition containing the signatures and individual comments of 63 area residents. Copies of the letter and petition are 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 #52/96, Bylaw No. 10530.

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

1997 FEBRUARY 25

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #52/96 , Bylaw No. 10530 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 1997" - BYLAW NO. 10531

Rezoning Reference #57/96

4460 Sanderson Way - located south of Sanderson Way between Mathissi Place and Willingdon Avenue

Lot 1, D.L. 72, Grp. 1, NWD, Plan 84820

From: CD Comprehensive Development District (based on M5 Light Industrial District and M8 Advanced Technology Research District and the Discovery Place Community Plan as guidelines)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District, M8 Advanced Technology Research District, the Discovery Place Community Plan as guidelines and P2 Administration and Assembly District for the antenna use and in accordance with the Development Plan entitled "Cascade Heights Cell 4460 Sanderson Way, Burnaby" prepared by Robertson Kolbeins Teevan Gallaher Assoc. Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a communications monopole.

Letters dated 1997 February 18 and 24 were received from Mary Lindholm, 4437 Huxley Avenue, Burnaby expressing concern about the proposed monopole installation. The writer advises that her husband is 100% disabled and because of his disability a move to a new home is not recommended. Acting on this advice the Lindholms have spent consideration money making their home suitable for Mr. Lindholm. Mrs. Lindholm advises her concern comes from the fact that her husband has a pacemaker and she is seeking assurances that the proposed installation will not have any ill affect on her husband.

In Mrs. Lindhom's second letter dated February 24 she advises that she has contacted the manufacturer of the pacemaker to obtain additional data and is still awaiting this information. The writer maintains her objection to the proposed application until such time she has received written assurances from the City of Burnaby and the applicant that the equipment will not interfere with her husband's pacemaker.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before the members of Council to advise that she and other members of Friends of Discovery Park have met with the applicant to discuss the rezoning application. The speaker advised she is not opposed to the application.

Mary Lindholm, 4437 Huxley Avenue, Burnaby appeared before the members of Council to reiterate her concerns expressed in her letters regarding the affect the proposed equipment installation will have on her husband's pacemaker.

Blanche Snowdon, 4096 Spruce Street, Burnaby appeared before the members of Council to express her opposition to the rezoning application. The speaker advised she objects to the monopole installation as it will be an eyesore in the neighbourhood as well as having unknown health effects and causing cablevision interference.

Rick Carlson, B.C. Tel Mobility Cellular Inc., 4519 Canada Way, Burnaby applicant for the subject application appeared before Council members to respond to the concerns expressed by previous speakers. Mr. Carlson advised that he has responded in writing to Burnaby Planning staff's inquiries about the possible affect the proposed cellular antenna will have on a pacemaker and has assured them there will not no affect whatsoever. Mr. Carlson also provided clarification to concerns regarding the height, location and affect on local cablevision.

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 #57/96, Bylaw No. 10531.

Arising from consideration of the above-noted Bylaw the Advisory Planning Commission adopted the following motion:

"THAT the Advisory Planning Commission advise Council that they do not support Rezoning Reference #57/96, Bylaw No. 10531 because of its concern regarding the growing number of antenna installations in this area and the lack of cooperation demonstrated by the cellular communication companies in creating an overall plan of development for cellular installations."

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 #57/96, Bylaw No. 10531 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 7, 1997" - BYLAW NO. 10532

Rezoning Reference #58/96

Portion of 7557 Sussex Avenue (4341 Rumble Street) - located on Rumble Street between Sussex and McKay Avenues

Ptn. Lot 1, D.L. 149, Grp. 1, NWD, Plan LMP10746

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

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District guidelines and in accordance with the Development Plan entitled "Fairhaven Seniors' Apartment Building" prepared by Bernard Perreten Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a three storey non-market seniors' apartment building and revise the guideplan for future redevelopment.

Bernard Perreten, applicant for the subject rezoning application appeared before the members of Council to respond to any questions regarding the application.

Joe Jankola, 7220 McKay Avenue, Burnaby appeared before Council members to express his opposition to the proposed rezoning application. The speaker is concerned about increased traffic and speeding in the neighbourhood which may result from this development. Mr. Jankola also objects to what he sees as the needs of seniors' being put ahead of area residents in developing this site.

1997 FEBRUARY 25

Donna Dawson, 5655 Marine Drive, Burnaby, appeared before members of Council on behalf of the Board of Directors of the Society who are building the subject facility. Ms. Dawson advised that the current proposal is being built to replace the seniors' lodge that was torn down a number of years ago. This new facility will fulfill the Society's mandate to provide homes for seniors who have a minimal income. The speaker urged Council to approve this rezoning application.

Bernard Perreten, applicant and architect for the subject application again appeared before Council to address concerns by a previous speaker. Mr. Perreten advised that this new facility will be a residential apartment-type facility and not institutional in nature.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #58/96, Bylaw No. 10532.

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 #58/96 , Bylaw No. 10532 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 8, 1997" - BYLAW NO. 10533

Rezoning Reference #70/96

8415/8511/55 Cumberland Place - located on the north side of Cumberland Place on the former George Derby Hospital site in east Burnaby

Lot B, Plan LMP3633; Lots 1 & 2, Plan LMP22277, all of D.L. 25, Grp. 1, NWD

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

To: Amended CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the George Derby Lands Development Plan guidelines)

1997 FEBRUARY 25

The purpose of the proposed zoning bylaw amendment is to permit an amendment to the plan for the vacant portion of the former George Derby lands.

A petition has been received containing 144 signatures expressing opposition to this rezoning. The text of the petition is as follows:

“We, the undersigned, are opposed to the rezoning application for Lot b, Plan LMP3633; Lots 1 & 2, Plan LMP22277, all of D.L. 25, Grp. 1, NWD on the grounds:

1. Said rezoning is not the premise under which we bought our property, which was: the said lot was zoned as low density, low rise market residential property to be developed consistent in aesthetics with our residences.
2. Said rezoning will be detrimental to the value and expected appreciation of our property; depreciation in property value is the probable result. The developer should be aware of this and is expected by us that full compensation for plummeting property values will be demanded.
3. Said development is not in the spirit of the Capital Spending Freeze.
4. The lots allocated for this purpose originally were the ones we as property buyers were prepared for and accept.
5. Said rezoning is the result of the developer's inability to develop the lands allocated to social housing in a profitable way; we do not see why we should bear the burden of poor job costing.

The developer and the city should be aware that we are extremely upset.”

A letter dated 1997 February 20 was received from Sharon Stringer, #8 - 7501 Cumberland Place, Burnaby expressing strong opposition to the proposed rezoning application. The writer indicates concern about a severe loss in property value if the proposed change is allowed and also expresses concern that the trees and vegetation that she understood were to be protected by covenant could be removed.

John Currie, Architect and applicant for the subject rezoning application appeared before members of Council to provide details of the proposed change and the reason for requesting the change. Mr. Currie using large site plan sketches pointed out the way in which the lots are proposed to be reconfigured and advised that the developers believe this change will make the site more viable a for non-market housing application.

Mark Vance, #52 - 7500 Cumberland Street, Burnaby appeared before the members of Council to express his opposition to the proposed rezoning application. Mr. Vance suggested that no developer will build on either side of the non-market housing component and that the current location of the non-market component should remain where it is so as to have minimal impact on surrounding residents.

Beth Chobotuck, 8247 - 16th Avenue, Burnaby appeared before the members of Council to express her concern about protection of many very old and some rare trees located in this area. The speaker asked that Council ensure that as many of these historic and valuable trees as possible be protected.

** Councillor Corrigan retired from the Public Hearing at 10:40 p.m. **

Mrs. Chobotuck also expressed concern about increased traffic in the area and requested that City staff ensure that the area below the subject site be cleaned up as dumping has been taking place there.

Maxine Glover, #2 - 7500 Cumberland Street, Burnaby appeared before the members of Council to suggest that some thought be given to the design and appearance of the proposed non-market housing. The speaker believes there would be less opposition to the proposed change in lots for the non-market portion if more care were given to the appearance of the buildings.

Terry Chambers, #32 - 7501 Cumberland Street, Burnaby appeared before Council members, on behalf of the Strata Council of 5701 Cumberland Street, to express their opposition to the proposed rezoning application. The speaker advised that most resident are opposed to the relocation of the non-market portion of the development and are especially concerned about the impact this will have on housing values.

Mr. Chamber also suggested that market developers will not want to build on the remaining lots and that the proposed non-market site should remain closer to the existing non-market housing.

Rick Brown, #4 - 7501 Cumberland Street, Burnaby appeared before the members of Council to voice his opposition to the rezoning application. Mr. Brown also does not believe anyone will be interested in developing the other lots if this change takes place.

Margaret Anderson, #51 - 7500 Cumberland Street, Burnaby appeared before Council members in opposition to the rezoning proposal. The speaker advised she purchased her property on the understanding the sites would be developed under the current plan and does not agree that it should be changed at this point.

1997 FEBRUARY 25

Joffre Pomerleau, representing Innovative Housing, the organization trying to develop the non-market housing component appeared before the members of Council to provide some information about the housing proposal. Mr. Pomerleau advised that there are severe restrictions on funding for this project and since the soil conditions and location of the current non-market site require expensive excavation and fill treatment it was thought that relocating the site would result in a more financially viable project.

The speaker advised the tenants of the proposed housing development would comprise a mixture of income levels, with 40% paying market rent, 30% paying 70 - 100% of market and 30% paying non-market rent. In conclusion, Mr. Pomerleau urged Council to approve the proposed site change.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #70/96, Bylaw No. 10533.

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

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #70/96, Bylaw No. 10533 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 10:55 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I