

1997 AUGUST 26

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1997 August 26 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor D.R. Corrigan (Arrived 7:55 p.m.)
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor C. Redman
Councillor N. M. Volkow
Councillor J. Young

ABSENT: 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 7:33 p.m.

1. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 38, 1997" - BYLAW NO. 10609

Rezoning Reference #31/97

3714/18/24/28/34/40/48/52/56/58/60/62/68/74/78 Spruce Street, 4210/20/30/40/50/60/66/
80/4310/30/50/60/70/80 Boundary Road - located on the east side of the 4200-4300 blocks
of Boundary Road and a portion of the 3700 block of Spruce Street

Lots 9/10/11/12/13/21/22/23/24/25/1/2/3/4/5/6/7/8, Blk. 20, Plan 1009; Lot A, Plan 10925;
West and East halves of Lot B, Plan 11139; Lots 140/141, Plan 65377; Lot A, Plan 11666;
Lots 3/4/5/6, Blk. 21, Plan 1009; Lots 138/139, Plan 65811; all of D.L. 68, Grp. 1, NWD

From: R4 and R9 Residential Districts

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to rezone the properties to better reflect the existing development pattern and permit subsequent subdivision of two lots and a piece of redundant road right-of-way into 33 foot wide lots.

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A letter dated 1997 August 20 was received from Tony Sacco, owner of 3763 Spruce Street, requesting that the four lots, zoned RM3 on the north side of Spruce Street, be included in the proposed change to the R5 District. The writer advises that the R5 zone would permit subdivision of his and other lots on that side of the block.

Walter Flammand, 4725 Rumble Street, Burnaby appeared before members of Council to indicate his support for the application.

Balvinder Purewal, 4310 Boundary Road, Burnaby appeared before Council to advise he considers the zone change to be a good idea and one he is in favour of.

Rati Ram, 3740 Spruce Street, Burnaby appeared before Council to advise he is in favour of the proposed zone 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 #31/97, Bylaw No. 10609.

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 #31/97, Bylaw No. 10609 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 39. 1997" - BYLAW NO. 10619

Rezoning Reference #35/96

Ptn. 7871 Mandeville Avenue, 7878 Mandeville Avenue, 4630/4700 Tillicum Street - located at the northeast corner of the intersection of Tillicum Street and Fraser Park Drive Ptn. of Blk. 12 Exc: Part subdivided by Plan 76147, D.L.'s 166/167, Plan 2237; Pcl. 'A' (Plan with Bylaw filed 25464) D.L. 166; Blk. 3 Exc. Firstly: that portion which lies to the north east of the north easterly limit of statutory right-of-way Plan 5594; Secondly: part subdivided by Plan 76147, D.L. 166, Plan 2237; Lot 1 Exc: part subdivided by Plan 77294, D.L.'s 166/167, Plan 77290; all of Grp. 1, NWD

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From: CD Comprehensive Development District (based on the Big Bend Development Plan's industrial designation)

To: Amended CD Comprehensive Development District (based on the M2 General Industrial District) on proposed lots adjacent to the north property line in accordance with the Development Plan entitled "Golden Boy Foods" prepared by Cohos, Evamy InterPlan Architects; and qualified M2 General Industrial District on the proposed central lots and Amended CD Comprehensive Development District (based on a qualified M2 General Industrial District and M5 Light Industrial District) on proposed lots facing Fraser Park Drive, in accordance with the Development Plan entitled "Riverfront Business Park Concept Plan" prepared by Cohos, Evamy, InterPlan Architects and Phillips, Farevaag, Smallenberg, Landscape Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high quality light and general industrial business park based on specific development guidelines and the development of a specific food production facility which is proposed on a portion of the land.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #35/96, Bylaw No. 10619.

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 #35/96, Bylaw No. 10619 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 40, 1997" - BYLAW NO. 10620

Rezoning Reference #68/96

8700/90 Boundary Road, 8729/39/49/59 Joffre Avenue, Ptns. of 3764/74/84 Brechin Street - located on the southeast corner of Marine Way and Boundary Road

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Lots A & B, Plan LMP12611; Lots 1 - 4, Blk. 14, Plan 1742; Ptns. Lots 1 - 3, Blk. 15, Plan 1742; all of D.L. 161, Grp. 1, NWD

From: M2 General Industrial District

To: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P2 Administration and Assembly District, and qualified uses of C1 Neighbourhood Commercial and C2 Community Commercial Districts as guidelines and in accordance with the Development Plan entitled "Marine Way Estates Gateway Centre" prepared by Baker McGarva Hart Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a phased service-commercial and industrial complex.

A letter dated 1997 August 18 was received from Dharam Singh Bansal, owner of 3822 and 3842 Marine Way advising of his opposition to the closure of a portion of Joffre Avenue, immediately south of Marine Way. The writer contends the closure will not allow longer wheel base vehicles to properly access/egress his property.

Dharam Singh Bansal, 3822 S.E. Marine Drive, Burnaby appeared before members of Council advising that he is the owner of Bansal & Sons Automotive Ltd. located at 3822 and 3842 Marine Way. Mr. Bansal informed Council that, although he fully supports the subject rezoning application, he is very concerned that the proposal to close a portion of Joffre Avenue as a condition of rezoning will have a negative impact on access to and from his property. The speaker advised that his business is the repair of all types of light and heavy duty vehicles, including both "A" and "B" trains and trailers up to 54 feet in length (excluding tractor) and the blockage of Joffre Avenue at the proposed location will interfere with these long wheel-base vehicles exiting at the Joffre Avenue gate.

Mr. Bansal provided Council with a copy of his presentation along with supporting documentation and copies are on file in the Office of the City Clerk.

Harjinder Bansal, 3822 S.E. Marine Drive, Burnaby appeared before members of Council to further explain his family's concern with the road closure proposed in connection with the subject rezoning application. Mr. Bansal suggested it would be devastating to his family's business if this access/exit point did not allow for the turning of large vehicles. The speaker provided Council with a series of photographs showing the types of vehicles accessing the property, the Joffre Avenue gate and vehicles moving in and out of the gate.

- ** Councillor Corrigan arrived at the Public Hearing at 7:55 p.m. and took his place at the Council table.

The Director Planning & Building, Mr. D.G. Stenson, in response to queries of Council advised that until further investigation took place he was unable to provide an opinion on whether the road closure would prevent the turning of large wheel base vehicles.

Garrett Williamson, Baker McGarva Hart Architects, 1285 W. Pender Street, Vancouver appeared before members of Council on behalf of the rezoning applicant, Marine Way Estates Ltd. The speaker informed Council that the current plan, which involves a land exchange, has not been totally satisfactory to the developer and would support having the plan looked at again. Mr. Williamson advised the developer's initial proposal was to use the 66 foot road right-of-way, located between their property and Marine Way, as a deceleration lane with a right-turn only off of Marine Way.

Dharam Singh Bansal, 3822 S.E. Marine Drive, Burnaby again appeared before Council to express support for the suggestion that a right-turn only be permitted from Marine Way.

Council indicated that staff will need to investigate this issue further and report back with more information and, if necessary, provide alternative road and access plans.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #68/96, Bylaw No. 10620.

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 #68/96, Bylaw No. 10620 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 41, 1997" - BYLAW NO. 10621

Rezoning Reference #19/97

4269/73 Pender Street - located on the northwest corner of Pender Street and Madison Avenue, half a block south of Hastings Street in the Hastings Street Area Plan

Lots 19/20, Blk. 10, D.L. 121, Grp. 1, NWD, Plan 1054

From: R5 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.

Mr. D.G. Stenson, Director Planning & Building, advised that the staff report submitted to Council with regard to the subject application contained an error and indicated that the following correction be noted for the record:

Section. 3.3

"Vehicular access to the site will be from the lane and Pender Street."

Claudia Laroye, The Heights Merchants Association, 102 - 4011 Hastings Street, Burnaby appeared before Council to advise of the Association's support for the proposed rezoning application. The speaker expressed gratitude to Burnaby Council and staff for their continuing efforts towards the viability of the Heights business area by making these public parking lots available.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #19/97, Bylaw No. 10621.

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 #19/97, Bylaw No. 10621 be now terminated."

CARRIED UNANIMOUSLY

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5. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 42, 1997" - BYLAW NO. 10622

Rezoning Reference #33/97

4555 Kingsway - located at the north-west corner of Kingsway and McKay Avenue within the Metrotown core area

Lot B, D.L. 153, Grp. 1, NWD, Plan LMP33681

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

To: Amended CD Comprehensive Development District (based on C3 General Commercial District and in accordance with the Development Plan entitled "Central Park Hotel Skysigns" prepared by Heinz Prosch & Associates Design Inc.)

The purpose of the proposed zoning bylaw amendment is to permit skysigns for the hotel within this mixed-use development.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #33/97, Bylaw No. 10622.

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 #33/97, Bylaw No. 10622 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 43, 1997" - BYLAW NO. 10623

Rezoning Reference #36/97

8207/15 Eleventh Avenue - located at the north corner of Eleventh Avenue and First Street, one block west of Newcombe Street

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Lots 6 - 10, D.L. 25, Blk. 4, Grp. 1, NWD, Plan 617

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

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to change the zoning to R5 Residential District to conform with the zoning in the adjacent neighbourhood

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #36/97, Bylaw No. 10623.

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 # 36/97, Bylaw No. 10623 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 45. 1997" - BYLAW NO. 10625

Rezoning Reference #45/97

3286/3332/62/88/3425/30/70/87 Ardingley Avenue, 6330/50/6433/36/41/42/50/55/56/
64/69/70/77/78/85/86/93/94/6505/06/13/14/21/22/27/28/35/36 Laurel Street, 6420/35/41/
49/55/63/69/77/85/93/96/6505/13/21/27/35 Fulwell Street, 6421/22/27/28/35/36/41/42/49/
50/55/56/63/64/69/70/78/86/94/6506/14/22 Hyde Street, 6421/27/35/41 Lane Allowance,
Ptn. 3711 Kensington Avenue, Ptn. 3550 Norland Avenue, Ptns. of Ardingley Avenue and
Hyde/Laurel/Fulwell Streets - located just north of the Eight Rinks property southeast of
Norland Avenue industrial area

Lots 51/52/53/54/111/"G"/112/113/95/114/94/93/116/92/117/91/118/90/119/89/120/88/121/87/122/152/151/150/149/148/147/146/145/144/143/142/141/140/139/50/49/48/47/46/59/45/60/44/61/43/62/63/64/65/66/67/68, Blk. 3, Plan 3051; Lots "C"/"D", Plan 13554; Pcl. "1" (Exp. Plan 14346) Lot "A", Plan 5509; Lot "B", Plan 11986; Lots "E"/"F", Plan 13680; all of D.L. 77; Lot "A", Plan 8501; Lots 12/10/11, Blk. 1, Plan 1885; all of D.L. 76; Lot "A" Exc: Firstly: Pcl. "One" and lane shown on Exp. Plan 14346 and Secondly: East 59 Ft., D.L. 77, Plan 5509; The East 59 Ft. Lot "A" Exc: Part shown on Exp. Plan 14346, D.L. 77, Plan 5509; Lot 115 Exc: South 6 Ft. 6 In., Blk. 3, D.L. 77, Plan 3051; Lot 2, Blk. 6, D.L. 76 & 77, Plan LMP22653; Lots 9/10/11/12/13/14/15/16/17/18, Blk. 4, Plan 3051; South 6.5 Ft., Lots 55/56/57/58, Blk. 3, D.L. 77, Plan 3051; Lots 55/56/57/58, Exc: The South 6.5 Ft., Blk. 3, D.L. 77, Plan 3051; Lot 162, D.L. 77, Plan 28118; Lot 3, Blk. 6 & 7, D.L. 76, Plan LMP22853; all of Grp. 1., NWD

From: M2 General Industrial District and R5 Residential District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to change the zoning of this land from Industrial (M2) and Residential (R5) to Park and Public Use (P3).

Steve Mancinelli, 5610 E. Georgia Street, Burnaby appeared before Council to express his concern about the type of public use proposed for this land. The speaker advised that although he is normally in favour of additional parks he does not support the elimination of forest for playing fields. Mr. Mancinelli also expressed dissatisfaction with the information provided to Burnaby citizens with regard to the actual usage of the land, the overall size of the project and the finances involved.

Diane Hanson, 7305 Barnet Road, Burnaby appeared before members of Council to express her opposition to the rezoning application. The speaker suggested it did not make sense to utilize this land for a single-purpose sport that will destroy the natural beauty of the land. Ms. Hanson further advised that the activity most enjoyed by the majority of Burnaby's residents is walking and natural areas should be preserved for that use.

Hank Packland, owner and Strata Council representative of property located at 3070 Norland Avenue, Burnaby appeared before Council members advising that, while he supports the park proposal, he is concerned about increased traffic that will be generated by the park use. The speaker advised that traffic in this area is already heavy and traffic improvements will be necessary to deal with an added traffic destination point.

Tony Pellett, 6161 Sumas Street, Burnaby appeared before Council members advising he has no objection to the proposed park use but is concerned about traffic and pedestrian movement in the subject area. The speaker, who is employed at 4940 Canada Way, considers the area to be unfriendly to pedestrians and he expressed concern for the safety of children using the park, particularly those utilizing public transit. In conclusion, Mr. Pellett asked that Council look at pedestrian movements all around the park and particularly the intersection of Norland Avenue and Sprott Street.

Marek Gnatawski, 110 - 3070 Norland Avenue, Burnaby appeared before members of Council to express his concern about the impact increased traffic will have on this area. The speaker advised that traffic improvements promised at the time the 8 Rinks project was expanded have still not been met and he is opposed to any further development until intersection and road improvements have been undertaken.

Diane Hanson, 7305 Barnet Road, Burnaby appeared again before Council to request that Burnaby citizens be better informed about the proposed development and its associated financial impact.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #45/97, Bylaw No. 10625.

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 #45/97, Bylaw No. 10625 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY HERITAGE DESIGNATION BYLAW NO. 1, 1997"
- BYLAW NO. 10626

3765 Albert Street

The purpose of the proposed Heritage Designation Bylaw is to designate the "H.D. Morrison House" at 3765 Albert Street as a heritage building.

There were no submissions received in connection with this Heritage Designation Bylaw .

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MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to this Heritage Designation Bylaw, Bylaw No. 10626 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:58 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I