

1997 MAY 27

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1997 May 27 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
Councillor L.A. Rankin
Councillor J. Young

ABSENT: Councillor D.R. Corrigan
Councillor N. M. Volkow

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. 20, 1997" - BYLAW NO. 10562

Rezoning Reference #38/96

3855 Henning Drive - located on the north side of Henning Drive between Boundary Road and Gilmore Avenue

Strata Lots 1 - 21, D.L. 118, Grp. 1, NWD, Strata Plan LMS2023, together with interest in common property in proportion to unit entitlement of the strata lot as shown in Form 1

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, M2"r" General Industrial District and Bridge Business Park Development guidelines and in accordance with the Development Plan entitled "Proposed Deli at 3855 Henning Drive" prepared by GJG Associates).

The purpose of the proposed zoning bylaw amendment is to permit an industrially oriented restaurant.

1997 MAY 27

A letter dated 1997 May 21 was received from A. McLaren, Vanstar Properties Ltd., 1195 West Broadway, Vancouver expressing strenuous opposition to the proposed rezoning. The writer advises that at the time of development of their property at 3850/60 Lougheed Highway they were assured no other restaurant/food service uses would be permitted within the Bridge Business Park; however since that time two additional outlets have been permitted and he can see no need for any further food services in this area.

Rodney Jensell, 1579 Augusta Street, Burnaby appeared before members of Council advising that he had previously approached the Planning Department proposing to use this space for a restaurant. The speaker advised that, at the time, staff informed him a restaurant would not be an appropriate use of this site because there were already sufficient food service facilities in close proximity. Mr. Jensell requested clarification as to why Council was now considering a food service facility for the site.

- * Councillors Redman and Young entered the Council Chamber at 7:37 p.m. and took his place at the Council table.

Kevin Wallace, 5532 Woodchuk Place, North Vancouver appeared before members of Council representing Earl's Restaurant, which is also located in the Bridge Business Park. Mr. Wallace expressed concern about the report of the Director Planning and Building which describes Earl's as a "Family-style" restaurant. The speaker advised that this location has a substantial business lunch crowd from the the Bridge Business Park, provides catering services and will provide take-out for those persons who call and request that type of food service.

In conclusion, Mr. Wallace requested clarification of the term "limited seating" as noted in the proposed rezoning application.

In response to a query from Council as to whether he is opposed or in favour of the subject application, Mr. Wallace advise he did not have an opinion either way, but was concerned with clarifying the perception of the type of food services Earl's provides.

Ted Free, #1003 - 6175 Nelson Avenue, Burnaby appeared before members of Council to advise that, while he is not aware of the details of the proposed application, he was concerned about the current trend of allowing so many businesses in one area of Burnaby. Mr. Free suggested that piling project on top of project will destroy the openness and greenness of the City and may create an image of Burnaby contrary to what Council and residents have always taken pride in.

1997 MAY 27

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #38/96, Bylaw No. 10562.

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 #38/96, Bylaw No. 10562 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 1997" - BYLAW NO. 10567

Rezoning Reference #4/97

The Administrative Officer advised that this item has been **WITHDRAWN** from the agenda as a result of a resolution of Council on 1997 May 26 that this application be heard in conjunction with Rezoning Reference #28/97 at the Public Hearing on 1997 June 27 and that Notice of the new Public Hearing will be provided in accordance with the Municipal Act.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 23, 1997" - BYLAW NO. 10568

Rezoning Reference #13/97

3885 Henning Drive - located on the north side of Henning Drive between Boundary Road and Gilmore Avenue

Lot F, 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)

1997 MAY 27

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Bridge Business Park Development guidelines and in accordance with the Development Plan entitled "Dorigo Systems" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a two-storey high technology, industrial/office facility specializing in the electronics engineering field.

A letter dated 1997 May 26 has been received from John Adank, Senior Real Estate Analyst, B.C. Buildings Corporation, 3350 Douglas Street, Victoria, advising that BCBC are the owners of 3880 Lougheed Highway, located immediately north and east of the subject property. The site is utilized as a Driver Service Centre operated by the Motor Vehicle Branch of ICBC and the writer advises that while BCBC do not have any general objections to the subject amendment, it does wish to raise an issue relevant to neighbouring businesses. B.C. Buildings Corporation staff have received complaints from the Facilities Manager of the Drivers Service Centre that vehicles are parking or stopping on the access roads to their property and to Lougheed Highway, impeding access and egress to the site, in contravention of the existing easements registered on the title. The writer requests that Council give consideration to this issue in relation the proposed application.

Doug Scott, 2558 - 138 Ave., White Rock appeared before members of Council and advised that he is the builder for the proposed development. Mr. Scott informed Council that all parking for the project will be provided on-site and will not require any street parking. Mr. Scott displayed an artists' rendering of the proposed building for Council's information.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #13/97, Bylaw No. 10568.

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 #13/97, Bylaw No. 10568 be now terminated."

CARRIED UNANIMOUSLY

1997 MAY 27

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR LAWSON

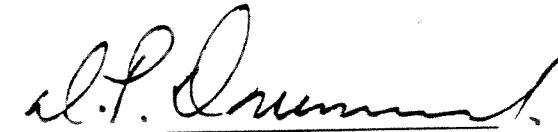
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:50 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I