

1997 OCTOBER 28

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1997 October 28 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 (Arrived 7:36 p.m.)
Councillor C. Redman (Arrived 7:41 p.m.)
Councillor L.A. Rankin
Councillor N. M. Volkow

ABSENT: Councillor D.R. Corrigan
Councillor J. Young

STAFF: Mr. D. G. Stenson, Director Planning and Building
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:34 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1997" - BYLAW NO. 10660

Rezoning Reference #69/96

3650 Gilmore Way - located east of Gilmore Way, about two blocks south of Canada Way, within the overall Discovery Place (BCIT) Site.

Lot 2, D.L. 71, Grp. 1, NWD, Plan LMP21978

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

To: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District, M5 Light Industrial District and the Discovery Place Community Plan as guidelines and in accordance with the Development Plan entitled "Building 10" prepared by Bunting Coady Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of an advanced technology research and office facility in Discovery Place.

A letter dated 1997 October 27 was received from Parvin Chami, 3710 Kalyk Avenue, Burnaby advising that she is not in favour of any further development in Discovery Park, Willingdon site, nor in favour of development of the subject site E. In regard to the subject development application the writer provides comment regarding lot size, landscaping, mechanical and parking.

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

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before members of Council to provide comment on the subject development application. The speaker pointed out a discrepancy in data regarding square footage of the subject site: plans for the site indicate square footage of 89,233 square feet, while Discovery Place guidelines indicate 83,972 square feet, with a difference of 5,261 square feet.

- ** Councillor Rankin retired from the Public Hearing at 7:37 p.m. and did not return to the meeting.

Ms. Chami requested that the construction phase of this project be carefully monitored in order to protect the trees that are to be preserved under the proposed plan and to ensure environmental damage is minimized. The speaker also suggested that trees be used to screen the proposed building from view and that all trees be native species that will enhance the natural setting. With regard to building plans, Ms. Chami suggests that efforts be made to minimize noise from the air handling unit proposed for the roof and all other mechanical equipment be provided with silencers and, although proposed parking will be underground, also suggests that nearby residential streets be marked as "Residents Only Parking."

In conclusion, the speaker requested that Council address these concerns and further requested clarification regarding the difference in lot size.

- ** Councillor Redman arrived at the Public Hearing at 7:41 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 #69/96, Bylaw No. 10660.

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 #69/96, Bylaw No. 10660 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 1997" - BYLAW NO. 10661

Rezoning Reference #12/97

7349/69/89/7411 Griffiths Avenue - located at the southwest corner of Beresford Street and Griffiths Avenue

Lot 10 Exc.: West 100 Ft., Lots 11, 13 Exc.: Parts shown on Plan 4548, all of D.L. 96, Grp. 1, NWD, Plan 3907

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Powerhouse Creek Development Plan guidelines and in accordance with the Development Plan entitled "Beresford & Griffiths Townhouses" prepared by Neale Staniszki Doll Adams Architects)

The purpose of the proposed zoning bylaw amendment is to permit a townhouse development with underground parking.

Tom Staniszki, 4576 W. 3rd Avenue, Vancouver appeared before members of Council to advise that he was the architect for the subject rezoning and was available to answer any questions Council may have regarding the proposed development.

Janet Robertson, 6622 Southoaks Crescent, Burnaby appeared before members of Council to express some concerns with the subject rezoning application. The speaker is concerned that development of this particular site would destroy the last remaining natural green space in this area. In particular, Ms. Robertson suggested that the large cedar trees at located at Beresford and Griffiths be preserved and left in a natural state.

Ms. Robertson is also concerned about the negative impact increased density would have on area residents, especially seniors. The speaker informed Council that traffic is already heavily congested with commuters and traffic from the newly developed Southpoint properties and questioned the need for any further development in this area.

Tom Staniszkis, 4576 W. 3rd Avenue, Vancouver, architect for the rezoning application, appeared before Council to respond to concerns about tree preservation on the subject property. Mr. Staniszki displayed for Council the proposed landscape plans for the site and described what steps would be taken to preserve as many of the mature trees on the site as possible. The speaker advised that the perimeter of the property would benefit from most of the tree preservation, especially the frontage along Beresford Street, with the actual building site being located in the centre of the property where buildings now exist.

In conclusion, Mr. Staniszki reminded Council that a park site is planned on adjacent property to west of the subject site.

Ms. Janet Robertson, 6622 Southoaks Crescent, Burnaby again appeared before Council to express her preference to have this site remain in its natural state. The speaker feels that because the site is the only natural site left it would be preferable preserve it in its natural state than to develop a park on the adjacent property.

Fred Sirec, 6191 Gordon Place, Burnaby appeared before Council on behalf of Morgan Power, owners of adjacent property south of the subject site. Mr. Sirec advised that while he has no objection to the proposed rezoning and development proposal he is concerned about the effect excavation at the site may have on his business. The speaker suggested that damage to trees along the adjoining property line may result in trees falling onto the Morgan Power property and requested that measures be taken to ensure that does not happen.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #12/97, Bylaw No. 10661.

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 #12/97 Bylaw No. 10661 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 1997" - BYLAW NO. 10662

Rezoning Reference #34/97

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7124 & Ptns. 7126 & 7210 Mary Avenue, 7520 Holly Street and Ptn. Holly Street - located at the east corner of Mary Avenue and Holly Street

Lot 1 & Ptn Lot 16, Blk. 13, Plan 3036; Lot 74 Exc.: Part subdivided by Plan 4227, Plan 29773; Ptn. Lot 102, Plan 50955; all of D.L. 30, 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 "Seniors Apartments Mary/Holly Streets" prepared by Howard/Bingham/Hill Architects)

The purpose of the proposed zoning bylaw amendment is to permit development of a non-profit low-rise seniors' apartment.

No one appeared in connection with this rezoning 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 #34/97, Bylaw No. 10662.

Arising from its consideration of Rezoning Reference #34/97 the Advisory Planning Commission adopted the following motion:

"THAT, given the staff report is silent on the subject of handicapped adaptable units within this development, Council consider requesting provision of handicapped units for the physically or sensory disabled.

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 #34/97 Bylaw No. 10662 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1997" - BYLAW NO. 10632

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit indoor go-kart uses in industrial zoning districts.

No one appeared in connection with this Text Amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 10632.

There were no further submissions received in connection with this Text Amendment.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10632 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 1997" - BYLAW NO. 10639

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to place a height restriction of four (4) storeys on buildings in M2 and M3 Industrial Zoning Districts.

No one appeared in connection with this Text Amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 10639.

There were no further submissions received in connection with this Text Amendment.

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MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10639 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 8:04 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I