

1998 DECEMBER 15

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1998 December 15 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor C.M.H. Redman
Councillor N. M. Volkow
Councillor J. Young

ABSENT: Councillor D.R. Corrigan
Councillor D.A. Lawson
Councillor L.A. Rankin

STAFF: Mr. Robert Renger, Community Planner
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. 53, 1998" - BYLAW NO. 10846

Rezoning Reference #45/93

6688 Southoaks Crescent - located on the south side of Kingsway at Sperling Avenue and on the east side of Southoaks Crescent

Lot 8, D.L. 96, Grp. 1, NWD, Plan LMP20410

From: CD Comprehensive Development District

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly, P3 Park and Public Use, and P5 Community Institutional Districts and Edmonds Town Centre West Development Plan guidelines, and in accordance with the Development Plan entitled "Nikkei Place" prepared by Joint Venture Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of the National Nikkei Heritage Centre and Garden, and to establish development plan guidelines for the future development of supportive housing on the site.

Ken Takeuchi, Joint Venture Architects, rezoning applicant, appeared before for Council advising he and representatives of the National Nikkei Heritage Centre were in attendance to answer any questions Council may have with regard to their 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 #45/93, Bylaw No. 10846.

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 #45/93, Bylaw No. 10846 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 54, 1998" - BYLAW NO. 10847

Rez. #98-27

Ptn. of 7492 Fraser Park Drive and Ptn. of 4599 Tillicum Street - located between Lowland Drive and the Fraser Foreshore Park, east of Beedie Street.

Ptn. Lot 1, D.L. 166A, Plan LMP36023, Ptn. Lot 1, Exc.: Part dedicated road on Plan LMP31102, D.L. 166 & 166A, Plan LMP31099; all of Grp. 1, NWD

From: CD Comprehensive Development District (based on M1 Manufacturing and M5 Light Industrial Districts guidelines)

To: Amended CD Comprehensive Development District (based on M2 General Industrial and M5 Light Industrial Districts guidelines and in accordance with the Development Plan entitled "GPM Distributing" prepared by Beedie Construction Co. Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a warehouse and distribution facility.

Michael Williams, Penquin Investments Ltd., representing Columbia Manufacturing Ltd, 4575 Tillicum Street, Burnaby appeared before Council to indicate support for the rezoning proposal. Mr. Williams advised that Columbia Manufacturing is located to the rear of the subject site and their only concern is that all four sides of the building be built to the full design and facade standards of the business park. In particular, the speaker, is concerned that the rear side of the building, facing Columbia Manufacturing, is consistent with the remainder of the building.

Mr. Robert Renger, Community Planner advised that the Planning and Building Department are in receipt of a letter from Beedie Construction Co. Ltd., the rezoning applicant, confirming that all four sides of the proposed building will be built in a consistent manner.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-27, Bylaw No. 10847.

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 Rez. #98-27, Bylaw No. 10847 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 55, 1998" - BYLAW NO. 10848

Rez. #98-29

6708 Beresford Street - located on the south side of Beresford Street between Hawthorne Terrace and Magnolia Terrace

Lot 2, D.L. 96, Grp. 1, NWD, Plan LMP37089

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

To: Amended 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 "The Village - Lot 2" prepared by Graham F. Crockart Architect)

The purpose of the proposed zoning bylaw amendment is to permit the development of townhousing and apartments.

Tom Miller, Adera Equities, 1111 Melville Street, Vancouver, the rezoning applicant, appeared before Council advising that he and both the architect and landscape architect for the proposal were in attendance to answer any questions Council may have with regard to the rezoning application. Mr. Miller also informed Council that a minor change to the plan is proposed, specifically, the two northerly buildings will now only be three storeys high, instead of the 3-1/2 storeys originally proposed, with 10 fewer units.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-29, Bylaw No. 10848.

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 Rez. #98-29, Bylaw No. 10848 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 56, 1998" - BYLAW NO. 10849

Rez. #98-41

4190 Still Creek Drive - located in the Willingdon Business Park on the south-west side of Still Creek Drive immediately north of the Trans Canada Highway and east of the Gilmore Diversion.

Lot A, D.L. 69, Grp. 1, NWD, Plan 7609

From: CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park Community Plan)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park Community Plan guidelines and in accordance with the Development Plan entitled "Building 1504 Willingdon Park" prepared by Cohos Evamy Interplan)

The purpose of the proposed zoning bylaw amendment is to permit two skysigns.

John Scott, Cohos Evamy Interplan, rezoning applicant, appeared before members of Council to provide a brief outline of the placement and design of the two proposed skysigns. The "Starvision" sign proposed for the northerly end of the site will be oriented inward, towards the Willingdon Business Park and the other sign, "Newbridge", will be located on the eastern side of the building facing the Trans Canada Highway. It is expected that the "Newbridge" sign will be visible to west-bound traffic on the Trans Canada and slightly visible to west-bound traffic on Still Creek Drive.

Mr. Scott advised that skysigns were chosen for the building because, not only do both companies comply with the corporate headquarter requirement for skysigns, but since the building is only four storeys in height it was thought a more symmetrical and proportionate appearance could be achieved by placing the signs against the walls of the top floor.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT Rez. #98-41, Bylaw No. 10849.

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 Rez. #98-41, Bylaw No. 10849 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1998" - BYLAW NO. 10850

Rez. #98-47

5300 Byrne Road - located at the easterly corner of Byrne Road and Wiggins Street

Blk. 1 Exc.: Pcl. "A" (RPLMP25736), D.L. 155B, Grp. 1, NWD, Plan 1248

From: CD Comprehensive Development District (based on M2 General Industrial and M3a Heavy Industrial Districts guidelines)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District guidelines and in accordance with the Development Plan entitled "Zoo Studio" prepared by Rodney C. Lyons Architect)

1998 DECEMBER 15

The purpose of the proposed zoning bylaw amendment is to permit the use of the site for a film and television production studio.

Christian Van Mook, 20112 Logan Avenue, Langley appeared before members of Council advising he is the rezoning applicant and is available to answer any questions Council may have with regard to the subject proposal.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-47, Bylaw No. 10850.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing relating to Rez. #98-47, Bylaw No. 10850 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 7:55 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I