

1998 NOVEMBER 24

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1998 November 24 at 7:30 p.m.

PRESENT: Acting Mayor D.A. Lawson (In the Chair)
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor C.M.H. Redman
Councillor N. M. Volkow

ABSENT: Mayor D.P. Drummond
Councillor D.R. Corrigan
Councillor L.A. Rankin
Councillor J. Young

STAFF: Mr. K. Ito, Assistant Director Current Planning
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. 50, 1998" - BYLAW NO. 10838

Rez. #98-30

6818 Beresford Street - located on the south side of Beresford Street between Magnolia Terrace and the Park which contains Powerhouse Creek

Lot 4, 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 use and density and P1 Neighbourhood Institutional District and the Powerhouse Creek Development Plan guidelines and in accordance with the Development Plan entitled "The Village" Lot 4 prepared by Graham Crockhart Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a low-rise apartment and development of a park/playground area and to change the greenway grades along the south property line.

Norm Couttie, Adera Properties, 1111 Melville Street, Vancouver, rezoning applicant, appeared before members of Council advising he and other members of the development team were in attendance and available to answer any questions Council may have with regard to the rezoning application. Mr. Couttie provided a brief update on "The Village", the housing development which is the subject of this and other rezoning applications.

An earlier phase of the development is expected to be occupied as of next week and Adera are hoping to forward the subject application as well as the next item on this evening's agenda through the rezoning process as quickly as possible. In that regard, Mr. Couttie advised the applicant intends, if these two applications receive favourable consideration from Council, to request second and third readings and reconsideration and final adoption of the respective bylaws at the next regular Council meeting.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-30, Bylaw No. 10838.

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. #98-30, Bylaw No. 10838 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1998" - BYLAW NO. 10839

Rez. #98-31

6800 Beresford Street - located at the southeast corner of Beresford Street and Magnolia Terrace

Lot 6, D.L. 96, Grp. 1, NWD, Plan LMP37089

From: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and C1 Neighbourhood Commercial District guidelines)

To: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District and C1 Neighbourhood Commercial District use and density and the Powerhouse Creek Development Plan guidelines and in accordance with the Development Plan entitled "The Village Lot 6 for Adera" prepared by Graham Crockhart Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of 14 residential units in a low-rise rental apartment including a family daycare unit and also a commercial rental space of approximately 2,000 sq. ft.

Norm Couttie, Adera Properties, 1111 Melville Street, Vancouver, rezoning applicant, appeared before Council advising, as he informed Council earlier, he and other members of the development team were in attendance and available to answer any questions Council may have with regard to the rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-31, Bylaw No. 10839.

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. #98-31, Bylaw No. 10839 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 52, 1998" - BYLAW NO. 10840

Rez. #98-39

4177 Kingsway - located between Kingsway and Grange Street west of Barker Avenue

Pcl. "A" (Exp. Plan 12261) Lot 11, D.L. 151, Grp. 1, NWD, Plan 1662

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on C6b Gasoline Service Station District guidelines and in accordance with the Development Plan entitled "Kingsway & Grange" prepared by Cohos Evamy Interplan)

The purpose of the proposed zoning bylaw amendment is to permit the redevelopment of the service station with a retail grocery store.

A letter dated 1998 November 12 was received from Norman Gillan, 504-5790 Patterson Avenue, Burnaby advising of his opposition to the proposed convenience store portion of the application as well as the proposed closure of a portion of Barker Avenue.

An undated letter was received from C.V. Simpson, 1504 - 4160 Sardis Street, Burnaby expressing opposition to the rezoning application. The writer is opposed to the convenience store proposed for the site and to the proposal to close a portion of Barker Avenue.

Susan Yule, 4225 Grange Street, Burnaby appeared before Council expressing opposition to the rezoning proposal. The speaker referred to Section 3 of the Director Planning's report which indicates it would be unlikely the proposed convenience store would have a serious impact on grocery stores in the area. Ms. Yule advised that the introduction of any new convenience store in this area will result in a negative impact on existing stores, particularly, on the newly re-located Kingsway Grocery in Burnaby Centre. This is a very competitive area for small grocery stores, informed the speaker, and this store is still struggling for customers following its move to a new location within the mall.

The existing use of a service station/garage with a mechanic bay is a necessary service to the local community and Council should support its existing local businesses rather than helping increase the profit of large corporations concluded the speaker.

Fred Steinert, 4225 Grange Street, Burnaby appeared before members of Council advising of his opposition to the rezoning application and his preference that the existing use be preserved and upgraded. Mr. Steinert suggested that if the mechanical services offered by the garage are removed local residents will be left with nothing but an unnecessary convenience store. Mr. Steinert suggested that increased profit and not the good of the community is the motivation for the proposed convenience store portion of the application.

John McClurg, 1130 Pender Street, Vancouver, the rezoning applicant, appeared before Council on behalf of Shell Canada the owners and operators of the subject property. Mr. McClurg advised that two studies have been conducted related to the convenience store proposed for this site. The first, a Mark Trend Research, study has indicated that there is strong consumer support for the proposed use and the second report, by industrial consultants Hume Research, advises that the convenience store would have little impact on existing businesses in the area. Mr. McClurg explained that area residents are not the target customers for the subject convenience store who are expected to still use the existing local convenience store for their needs; rather the proposed store would serve the needs of passing motorists wishing to purchase small snack and convenience items while purchasing gas.

Mr. McClurg advised that Shell has owned and operated a service station at this site for approximately 40 years and are anxious to upgrade the present building because it is old and no longer in keeping with the type services being provided by most gas stations today. The present mechanic service is only a temporary measure and not considered a long-term use by either Shell nor the mechanic/operator. This particular site is the gateway to both Burnaby and Metrotown and, as such, neither the present building nor an upgraded garage would present the appropriate image for the location.

Plans for redevelopment of this site have been ongoing for several years, advised the speaker, and Shell has worked hard with Burnaby staff and the neighbouring Burnaby Centre operators to achieve a plan that meets concerns expressed during previous applications for redevelopment. Burnaby Centre have indicated they are satisfied that plan now being proposed will not negatively impact them or their tenant businesses, including the recently relocated convenience store.

In conclusion, Mr. McClurg asked that Council support this proposal.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-39, Bylaw No. 10840.

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. #98-39, Bylaw No. 10840 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 7:53 p.m.

Confirmed:

Certified Correct:



ACTING MAYOR



ADMINISTRATIVE OFFICER I