

1998 AUGUST 25

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1998 August 25 at 7:30 p.m.

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

ABSENT: Councillor D.N. Johnston  
Councillor D.A. Lawson  
Councillor L.A. Rankin  
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 7:39 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 37, 1998" - BYLAW NO. 10789

Rezoning Reference #46/97

5698 Hastings Street - located at the southwest corner of Hastings Street and Holdom Avenue

Lot 64 Exc.: Part Road on Plan LMP27187, D.L. 127, Grp. 1, NWD Plan 29807

From: C2 Community Commercial District

To: CD Comprehensive Development District (based on RM4 Multiple Family Residential District use and a maximum density of 1.858 FAR and C2 Community Commercial District and in accordance with the Development Plan entitled "5698 E. Hastings" prepared by DCYT Architect)

The purpose of the proposed zoning bylaw amendment is to permit the development of a mixed use project with apartments over retail.

No one appeared in connection with this rezoning proposal.

1998 AUGUST 25

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #46/97, Bylaw No. 10789.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rezoning Reference #46/97, Bylaw No. 10789 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 38, 1998" - BYLAW NO. 10790

Rez. #98-18

6250 Lougheed Highway - located at the east end of Kingsland Court, between Lougheed Highway and the B.N.R. Railway

Lot 116 Exc.: Part Dedicated Road on Plan 67656, D.L. 130, Grp. 1, NWD Plan 47649

From: R2 Residential District and CD Comprehensive Development District (based on M5 Light Industrial District)

To: R2 Residential District and Amended CD Comprehensive Development District (based on M5 Light Industrial District and A1 Agricultural District and in accordance with the Development Plan entitled "Garden Works Produce Market Display Area" prepared by John Zaplatynsky)

The purpose of the proposed zoning bylaw amendment is to permit the seasonal sale of produce.

No one appeared in connection with this rezoning proposal.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-18, Bylaw No. 10790.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rez. #98-18, Bylaw No. 10790 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 39, 1998" - BYLAW NO. 10791

Rez. #98-20

3500 Gilmore Way - located on the east side of Gilmore Way, south of Canada Way in Discovery Place.

Lot 2, D.L. 71, Grp. 1, NWD, Plan LMP31089

From: CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan)

To: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan, and in accordance with the Development Plan entitled "Clearnet" prepared by Steel Art Signs)

The purpose of the proposed zoning bylaw amendment is to permit a skysign at the top of the existing building (currently under construction).

A letter dated 1998 August 25 was received from Parvin Chami, 3710 Kalyk Avenue, Burnaby advising she does not support the placement of skysigns on any building in Discovery Park.

Dennis Danielson, 4086 Spruce Street, Burnaby appeared before Council members to advise he is not in favour of having skysigns anywhere in Discovery Place. The speaker advised he believes that Discovery Place is the type of development that should be looked at as a whole, not as individual lots, with large signs advertising each individual building within the development. Discovery Place had been promoted to Burnaby residents as a "campus-like" setting for high-tech businesses and skysigns are not a feature commonly found on college campuses, pointed out Mr. Danielson. Skysigns are an ostentatious, commercial feature and, as such, are more appropriate in purely commercial areas, the speaker suggested. Mr. Danielson noted the example set by CREO and MacMillan Bloedel, who have not required the use of skysigns to promote their businesses within the community.

1998 AUGUST 25

In conclusion, Mr. Danielson, reiterated his opposition to this or any proposal for skysigns in Discovery Place.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before members of Council to express opposition to any skysigns in Discovery Place. The original proposal for Discovery Place called for a campus-like setting, the speaker pointed out, and there was never any mention of skysigns. Ms. Chami criticized skysign applicants for their telling Council and area residents that they wanted to locate in Discovery Place because of its beauty and natural setting and then, after rezoning their site, coming back to Council and asking for skysigns on their buildings. Ms. Chami also expressed concern that the trees to be planted to screen the building will then have to be topped in order to preserve the visibility of the skysigns.

The speaker concluded by informing Council she is strongly opposed to this application and asked that Council respect the concerns of neighbouring residents.

Ruth Jack, 4090 Spruce Street, Burnaby appeared before Council advising of her opposition to this rezoning application or any application for skysigns in Discovery Place. The speaker advised that there had been no indication, in the original plans presented for Discovery Place, of skysigns and they should not be permitted now. Skysigns will destroy the natural beauty of the area concluded the speaker.

Parvin Chami, 3710 Kalyk Avenue, Burnaby again appeared before Council informing them that the newly constructed building has an antennae already on top of it as well as having one on a neighbouring building. The speaker suggested that an antennae and a skysign will work together to destroy the appearance of the building.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT Rez. #98-20, Bylaw No. 10791.

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. #98-20, Bylaw No. 10791 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 40, 1998" - BYLAW NO. 10792

Rez. #98-21

4225 Kincaid Street - located on the northwest corner of Kincaid Street and Gilmore Way, within the overall Discovery Place (B.C.I.T.) site

Pcl. 1. D.L. 75, Plan 70812

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

To: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan, and in accordance with the Development Plan entitled "Creo West" prepared by Johnston/Davidson Architecture & Planning Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an expanded internal mezzanine and small cafeteria addition to the existing building with additional underground and underbuilding parking.

A letter dated 1998 August 25 was received from Parvin Chami, 3710 Kalyk Avenue, Burnaby advising she supports the subject application and applauding the developer for providing underground parking.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before Council members to advise that she has no objection to the subject application but requests that, during construction of the addition, there be minimum of disturbance to the environment. The speaker suggests that measures be taken to protect the vegetation adjacent the construction site and that, when construction is complete, new vegetation be planted. Ms. Chami also requests that provision be made to ensure that there will be no parking by construction workers on neighbouring residential streets. Ms. Chami concluded that she supports the application but would ask that City staff monitor the environmental impact carefully.

Doug Johnston, Johnston/Davidson Architects, 200 - 1300 Richards Street, Vancouver, rezoning applicant, appeared before Council and, with the assistance of large drawings and an aerial photograph of the development, provided a brief overview of the proposed addition to the existing building. The speaker informed Council that the construction will be confined to within the existing building structure and there will be no architecture outside of the existing building. In conjunction with the subject project, landscaping outside of the building structure will be improved and underground parking will be provided.

1998 AUGUST 25

Dennis Danielson, 4086 Spruce Street, Burnaby appeared before Council to express support for the subject application. Mr. Danielson advised that he appreciated the manner in which the applicant communicated the proposal to area residents and listened to their concerns. The speaker supports the concept of underground parking for the development, particularly since on-street parking on neighbouring residential streets has already become a problem. This specific site, in close proximity to Burnaby General Hospital where the provided underground parking is not utilized, comes under a lot of pressure for street parking, reported Mr. Danielson. In conclusion, Mr. Danielson advised he is pleased that CREO will now own both this and the adjoining site because it will improve the cohesiveness and overall appearance of both sites.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-21, Bylaw No. 10792.

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. # 98-21, Bylaw No. 10792 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 41, 1998" - BYLAW NO. 10793

Rez. #98-22

6137 Hastings Street - located on the north side of Hastings Street between Fell Avenue and Hammarskjold Drive

Lot 58, D.L. 205, Grp. 1, NWD, Plan 34681

From: C7 Drive-In Restaurant District

To: C4 Service Commercial District and P8 Parking District

The purpose of the proposed zoning bylaw amendment is to permit the development of a car wash and a commercial building on the front portion of the site, with the rear portion of the site to be developed as a parking lot.

1998 AUGUST 25

Ron Adams, owner of 6103 E. Hastings Street, Burnaby appeared before members of Council to express his concerns regarding the proposed rezoning application, especially since there is little information available about the specific plan of development. Mr. Adams advised he is very concerned about the possibility that access and/or egress may be made available to the site from the lane that runs to the rear and east of the site. Using the lane as either an entrance or an exit to either of the developments proposed for this site could result in some serious traffic safety issues, the speaker informed Council. Access to the lane is from Fell Avenue, an extremely busy street, and the lane itself, is narrow, in poor condition and comes to a dead end; all of which makes the lane a poor choice for through traffic to or from the subject site. It would be preferable, advised the speaker, to have all access/egress to or from the site on Hastings Street with restricted access only, such as emergency vehicles, allowed via the lane.

Another concern identified by the speaker is in relation to the proposed car wash facility; specifically, the issues of water flow and discharge and what impact the proposed use may have on neighbouring properties. Security and policing of the proposed parking area at the rear of the site are also points of concern, advised Mr. Adams, because the trail behind the subject site is a source of numerous transient pedestrians who have caused problems in the area in the past. Mr. Adams also briefly provided some background information relating to previous proposals for this site that were rejected because of the complications associated with siting, traffic, and access to and from the subject site. A copy of the speaker's presentation was provided to Council and is on file in the Office of the City Clerk.

John Kallops, 340 Fell Avenue, Burnaby and owner of property located at 236 Fell Avenue appeared before Council to express his concerns associated with the subject rezoning application. The speaker advised that he is concerned about traffic in the vicinity of the proposed development, particularly the traffic signal at Fell Avenue and Hastings Street, where traffic will back up Fell Avenue to such an extent people will exit their vehicles to activate the light. Mr. Kallops suggested that full signalization would be more appropriate for this intersection. Like the previously speaker, Mr. Kallops is also concerned about the possibility of the lane being used to provided access to and/or egress from the subject site. The narrow, poor condition of the lane, its L-shape and that fact it comes to a dead-end are all conditions that could create a traffic safety hazard if the lane is to be used for access/egress, suggested the speaker. In conclusion, Mr. Kallops also indicated a concern that the parking facility proposed for the rear portion of the site could also pose a public safety issue because of its proximity to the trail, north of the property.

Louise Eckert, 270 Fell Avenue, Burnaby appeared before members of Council to advise that she is also concerned about the use of the lane as a point of access/egress to the subject site. The speaker suggested that a serious traffic safety situation exists in this area because Fell Avenue is an extremely busy street which is complicated by delivery trucks double parking adjacent businesses and poor visibility for vehicles turning onto Fell from Hastings Street. For these reasons access and egress to the lane itself is a problem says Ms. Eckert and she does not support use of the lane as either an entrance or exit from the subject site.

1998 AUGUST 25

Marie Malek, 380 Fell Avenue, Burnaby appeared before Council members to express her concern about the rezoning of the subject site. Ms. Malek advised that, like previous speakers, she is also concerned about lane access to the site.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-22, Bylaw No. 10793.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rez. #98-22, Bylaw No. 10793 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 42, 1998" - BYLAW NO. 10795

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit C6 Gasoline Service Station District uses within the CD Comprehensive Development District, Section 700.1(2) of the Burnaby Zoning Bylaw.

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. 10795.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10795 be now terminated."

CARRIED UNANIMOUSLY



1998 AUGUST 25

7. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 43, 1998" - BYLAW NO. 10796

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to ensure that future C2 District developments are consistent with existing C2 areas and surrounding residential neighbourhoods and that permitted C2 development densities are compatible with future mixed-use developments.

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. 10796.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10796 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR EVANS

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:51 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I