

1998 MAY 26

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1998 May 26 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair) (Arrived 8:06 p.m.)
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor C. Redman
Councillor N. M. Volkow
Councillor J. Young (Acting Mayor)

ABSENT: Councillor D.R. Corrigan
Councillor D.G. Evans
Councillor L.A. Rankin

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

The Public Hearing was called to order at 7:36 p.m. with Acting Mayor J. Young in the Chair.

1. "BURNABY OFFICIAL COMMUNITY PLAN BYLAW 1998
BYLAW NO. 10709

The purpose of the Bylaw is to adopt an Official Community Plan for the City of Burnaby.

A letter dated 1998 May 16 was received from J.J., D.Y. and B.N. Witt, 3250 Cardinal Drive, Burnaby expressing opposition to the re-designation of the area west of Phillips Avenue and south of the Lougheed Highway from R1 to Urban Village.

A letter dated 1998 May 24 was received from S. & J. Morrison, 3082 Cardinal Drive, G. & L. Albright, 3104 Cardinal Drive, D. & H. Simak, 7119 Buffalo Street, W. & P. Jamieson, 7203 Buffalo Street, D. & M. Proctor, 7169 Cardinal Court advising of their opposition to the proposed re-designation of the Government Road Area to Urban Village. The writer also enclosed a petition in the form of 225 individual form letters. The text of the petition is as follows:

"We are residents of the Government Road area. We are writing to inform you of our collective opposition to the re-designation of the area west of Phillips Avenue and south of Lougheed Hwy., from R1 to Urban Village

This development will adversely affect the Government Road area as we feel it will impact on the livability, character and stability of the neighbourhood.

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We strongly oppose the rezoning of this property in our neighbourhood from Low Density Suburban-Type Residential area (R1) to Urban Village.

The zoning should remain R1.”

In addition to the petitions submitted with the above-noted letter seven other identical form letters have also be received from area residents.

A letter dated 1998 May 26 was received from Doug Porter, 3782 Thurston Street, Burnaby advising that he supports the goal of more sustainable communities as outlined in the goals of the OCP, however he thinks the measures are insufficient and without population limits which will merely delay the final demise of the livability of our region.

A letter dated 1998 May 12 was received from the Chair, Board of Directors, Greater Vancouver Regional District, advising of their acceptance of Burnaby’s regional context statement and provided a report outlining their comments on the draft Official Community Plan.

Frank Harris, 2547 Williams Street, Vancouver appeared before Council to express opposition to the removal of 50 acres of land from the Agricultural Land Reserve as noted in the Draft Community Plan. Mr. Harris is concerned there are not adequate reasons given for allowing removal of the land from the Reserve.

Tom Dalby, 25961 Fraser Highway, Aldergrove appeared before Council to suggest that there should be a change in designation for a group of properties located above Marine Drive, near the border of Burnaby and New Westminster.

In response to a query from Council, Mr. Dalby described these properties as being located between Trapp and Thorn Street on Marine Drive and Fenwick and that the civic addresses of three of the eight properties are: 6502 S.E. Marine Drive, 6476 Thorn Avenue and 6472 S.E. Marine Drive. Mr. Dalby advised that the properties currently have an A2 zoning designation but he feels they should be zoned R5.

Nicolas Cuff, 6233 Ninth Avenue, Burnaby appeared before Council advising of his opposition to the removal of 50 acres of farmland from the Agricultural Land Reserve. The speaker advised he has reviewed all the documentation provided at the A.L.R. and the Burnaby Planning Department on which the decision to remove the lands was made and found the study to be cursory, with no in-depth reports or environmental studies; making the material unsuitable as the basis for such an important decision. Mr. Cuff suggested that the reasons for allowing removal of the lands are invalid.

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The Advisory Planning Commission wish to advise Council that following its consideration of the Burnaby Official Community Plan Bylaw 1998, a decision was reached to SUPPORT Bylaw No. 10709.

There were no further submissions received in connection with the Burnaby Official Community Plan Bylaw 1998.

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Burnaby Official Community Plan Bylaw 1998, Bylaw No. 10709 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 26, 1998" - BYLAW NO. 10753

Text Amendment

The purpose of the proposed Text Amendment is to permit family child care centres in Burnaby's Multiple Family Residential Districts.

No one appeared in connection with this proposed Text Amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT Bylaw No. 10753.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10753 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 1998" - BYLAW NO. 10754

Rezoning Reference #61/97

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Ptn. 3475 Gilmore Way - located on the west side of Willingdon Avenue, within the overall Discovery Place (BCIT) Site.

Ptn. Lot 13 Except: Firstly - Part Subdivided by RP 70812, Secondly - Part Subdivided by RP 81989, Thirdly - Part Subdivided by RP LMP24640, D.L. 71, Grp. 1, NWD, Plan 59477

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

To: Amended CD Comprehensive Development District (based on M8 Advanced Technology District use and density and Discovery Place Community Plan guidelines, and in accordance with the Development Plan entitled "Discovery Place Multi-Tenant Building" prepared by Hancock Bruckner Eng + Wright Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of an advanced technology research and office facility with a community meeting room.

A letter was received from Dennis Danielson, 4086 Spruce Street, Burnaby, advising that as a member of the Friends of Discovery Park he is familiar with the proposals for the subject site and advised Council of some of the concerns he has regarding the application.

A letter dated 1998 May 26 was received from Doug Porter, 3782 Thurston Street, Burnaby suggesting some improvements to the subject application.

A letter dated 1998 May 26 was received from Linda Walsh and Paul Anderson, 4062 Nithsdale Street advising they are not in favour of development of the subject site, however they recognize the inevitability of such development and request that there be minimal impact on the environment and quality of life of the area residents.

A letter dated 1998 May 26 was received from Judith E. Seedhouse, 302 - 3950 Linwood Street, Burnaby urging that, with the development that is still left to be done in Discovery Place, the opportunity be seized to create something of beauty and benefit to everyone.

A letter dated 1998 May 26 was received from Parvin Chami, 3710 Kalyk Avenue, Burnaby advising that she is not in favour of development of the subject site, however in consideration that the site will be developed, she provides comments and concerns on several aspects of the rezoning proposal.

A letter was received from Beata Chami, 3710 Kalyk Avenue, Burnaby protesting the removal of trees from her neighbourhood.

A letter was received from Goldis Chami, 3710 Kalyk Avenue, Burnaby advising of her opposition to development of the subject property and her concern about what will happen to the wildlife that inhabits this area.

Martin Bruckner, Hancock Bruckner, 1650 Alberni Street, Vancouver applicant and architect for the subject development proposal appeared before Council to provide an overview of the project. The speaker, utilizing a site plan and profile drawings of the proposed building, described how the building will be sited and designed to minimize its impact on its surroundings and neighbours. The community space which is to be located in the building is at grade level of the three storey building, the expression of the building is intended to be high-tech, consisting of tinted glass, opaque glass spandal and the concrete floor slab having an "eyebrow" effect to give further architectural expression to the building. The main entry to the building, from Gilmore Way, will face the community space which will be distinguished with granite stone cladding. Access to the site is from the north at the low end of the site with an entrance to the underground parking and will continue around behind the building to the surface parking which will be screened from Gilmore Way by the building structure. Parking will consist of 99 spaces underground on a level and half and 38 surface spaces.

Environmental considerations within the proposed design include a north-south orientation, minimizing heating/air conditioning loads and water run off from the sloping site being channelled into a retention pond at the low end of the site, which will include a small outdoor plaza area, with any excess water then being piped into the storm sewer.

The primary purpose of the proposed building is to provide for smaller, high-tech companies who will require relatively short-term leases of small space and who will be concerned about a more natural environment and community in which they are located. The offices will feature such advantages as operable windows for fresh air and air conditioning and heating systems capable of providing individually metered energy consumption.

- ** His Worship, Mayor Douglas P. Drummond entered the Council Chamber at 8:06 p.m. and assumed the Chair.
- ** Acting Mayor Young stepped down from the Chair took his place at the Council table.

The speaker advised that the Provincial Ministry of Environment has visited the site and the applicants have received approval in principle for the location of the building in relation to the creek on the subject site. At its closest point the creek will be 20 m. from the building.

Mr. Bruckner advised that there are plans to locate a restaurant/food service facility within the building to serve the needs of employees located within this development and other Discovery Place buildings. It is expected an on-site food service will reduce traffic because there will be less need for employees to take vehicles on and off site during the day.

With regard to noise from rooftop mechanical units, Mr. Bruckner, advised that an acoustical engineer has been involved and a design has been sought to impose both visual and sound screening.

In response to a query from Council regarding the community space, Mr. Bruckner advised that the space will be approximately 16,000 square feet and will include public washrooms, change room for cyclists and minor kitchen facilities. More exact details for this space and the method of designating its use will be finalized after consultation with the City Planning Department.

Responding to a question regarding a proposal for a ground-source pump system, the speaker advised that both the applicant and Discovery Place Inc. are quite interested in investigating of this system and have indicated in writing to the Planning Department that this system will be pursued. At this time, however, the mechanical design can go either way, roof-top or ground-source.

Lastly, Mr. Bruckner advised that the restaurant component of the building is expected to be approximately 1,000 square feet.

Beata Chami, 3710 Kalyk Avenue, Burnaby appeared before Council to express her concern about the loss of trees in her neighbourhood. The speaker read from the letter noted previously as being received.

Goldis Chami, 3710 Kalyk Avenue, Burnaby appeared before members of Council to advise she is opposed to development of the subject site. Ms. Chami is concerned about the loss of natural habitat and its affect on local wildlife and birds, pollution from increased traffic, loss of privacy and noise. The speaker read from her letter noted previously as being received by Council.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before Council to advise of her opposition to any development of the subject site and to outline concerns regarding this development application. Mrs. reviewed the following concerns noted in her letter: Building Design; Building Use; Community Meeting Room; Heating and Air Handling; Landscaping; Parking; Paving; Restaurant; Resident-Only Parking; Steam Enhancement and Design Changes. As well as the comments provided in her letter, the speaker also made the following additional comments: the screening for the roof-top mechanics should be concrete rather than steel because steel does not sufficiently suppress noise; new tree plantings should be of a mature nature, ie. Lot C was planted with trees only six inches high; the hours of operation for the proposed restaurant should not be long (suggests 8 am to 5 pm) and oriented to employees with no goal to attract off-site patrons; parking is becoming a serious concern to area residents - past month and a half she has had employees of PCL (who are working two construction sites in Discovery Place) parking all day in front of her home.

With regard to her environmental concerns Mrs. Chami referred to two documents she submitted for Council's review - a letter addressed to the City of Burnaby from the Ministry of Environment in 1995 outlining measures that should be undertaken to preserve habitat on an adjacent site and the Lower Mainland Natural Areas Inventory (a project of The Nature Conservancy of Canada) which encourages preservation of the Discovery Place site. With regard to the location of the building in relation to the stream on the site the speaker advised she would request that the buffer setback be doubled from that proposed.

Peter Kreuk, Landscape Architect for the rezoning applicant, appeared before Council to outline where and what type of landscaping will be provided for this development proposal. The speaker advised that they have been very careful in planning the transition from proposed building and parking areas to the existing forest and have worked with the Friends of Discovery Park to indicate what works are being proposed. The intention is to preserve as much existing natural vegetation as possible, including the area between Gilmore Way and the building itself. The planting plan to be submitted as part of the proposal clearly indicates that the plant materials chosen will be more than six inches in height and endeavours will be made to ensure that is what will happen on the site.

In response to a query from Council, Mr. Kreuk advised that there will be a perimeter planting around the entire transition area of native material with a heavy emphasis on coniferous material because the current forest is primarily deciduous. They are looking to bring coniferous growth into the forest in order to bring winter screening onto the site, add to the overall screening and to bring some variety into the forest.

Frank Low, 3676 Kalyk Avenue, Burnaby appeared before Council to advise he is opposed to development of the subject site because of the impact on habitat and wildlife. The speaker advised that construction workers are parking on area streets all day and he is concerned this will continue or become more of a problem after development of this site. He is also concerned about the increased noise and traffic that will also be a result of development.

Basil Coleman, 3589 Kalyk Avenue, Burnaby appeared before Council members to express his concern about the potential loss of trees from the area between the walkway between Gilmore and Kalyk lane and the proposed driveway. The speaker advised that he is very concerned about parking, both by construction workers and by employees at other businesses in the Discovery Place complex, and that because parking has already become an issue in this area, development of the subject site will only make matters worse and will infringe on the rights of area residents to park in front of their homes.

Mr. Peter Kreuk, Landscape Architect for the applicant, appeared again before Council to respond to a query from the previous speaker regarding landscaping in the area between Gilmore and Kalyk lane and the driveway. Mr. Kreuk advised that existing trees planted by Friends of Discovery Park will be transplanted closer to the walkway and the buffer between the walkway and the driveway and parking lot will be further planted with conifers and shrubs to give further screening from the walkway.

Maartje Fenn, 3626 Kalyk Avenue, Burnaby appeared before members of Council to express her concern about the destruction of wildlife habitat that will occur if this site is developed. The speaker advised she would prefer that more natural vegetation be retained on the site than is currently proposed and suggested that City staff be required to supervise the removal of any trees from the site in order to ensure nothing else is damaged in the process. Ms. Fenn referred to an article that had recently appeared in the Vancouver Sun regarding the assault that has taken place on leaf trees in British Columbia and the impact these leaf trees can have on conifers.

In conclusion, the speaker requested that Council listen to the concerns of its residents when making a decision that could have a negative impact on the community. A copy of Ms. Fenn's presentation and the newspaper article is on file in the office of the City Clerk.

Jacqui Fenn, 3626 Kalyk Avenue, Burnaby appeared before Council to advise of her great concern about the negative impact development of this site will have on the environment. The speaker also advised she is concerned about noise and air pollution that will result from increased traffic and the potential for increased problems with parking on residential streets. A copy of Ms. Fenn's presentation is on file in the office of the City Clerk.

Sandra Young, 3642 Kalyk Avenue, Burnaby appeared before members of Council to advise she is opposed to development of the subject site. With regard to this specific development proposal the speaker advised she would like to see preservation of as much natural vegetation as possible and that she had concerns regarding increased noise, traffic, parking and the appearance of the roof-top mechanical unit on the building. Ms. Young advised that just earlier this week she was disturbed in the early hours of the morning by a large truck making a delivery to Discovery Place and expressed concern that this type of incident would increase if development takes place on the subject site.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared again before members of Council to advise that parking has become a big issue for area residents and that the City should address this problem with Discovery Place and should post "resident parking only" signs in the area.

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Martin Bruckner, applicant for the subject rezoning proposal, again appeared before Council to advise that one of the studies they will be undertaking for this site will investigate improvements to habitat for wildlife.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #61/97, Bylaw No. 10754.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #61/97, Bylaw No. 10754 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 1998" - BYLAW NO. 10755

Rez. 98-8

Ptn. 4085 McConnell Court - located south of McConnell Court between Lozells and Piper Avenues

Ptn. Lot 101, Grp. 1, NWD, D.L. 42, Plan 45495

From: M5 Light Industrial District

To: P2 Administration and Assembly District

The purpose of the proposed zoning bylaw amendment is to permit the development of a freestanding antennae tower.

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 Rez. 98-8, Bylaw No. 10755.

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Arising from its consideration of Bylaw No. 10755 the Commission adopted the following motion:

"THAT while the Advisory Planning Commission support the subject application it wishes to point out to Council there are existing antennae monopoles in the area of the proposed pole that could be pursued for collocation by the applicant."

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 Rez. 98-8, Bylaw No. 10755 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR YOUNG

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

CARRIED UNANIMOUSLY


The Public Hearing (Zoning) adjourned at 9:18 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I