

1998 APRIL 28

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1998 April 28 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor D.R. Corrigan (Arrived 8:02 p.m.)
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson (Arrived 7:38 p.m.)
Councillor N. M. Volkow
Councillor J. Young

ABSENT: Councillor C. Redman
Councillor L.A. Rankin

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

The Public Hearing was called to order at 7:33 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 20, 1998" - BYLAW NO. 10743

Rezoning Reference #32/96

4444 Kingsway - located between Willingdon and Kathleen Avenues and between Kemp Street and Kingsway

Lot 89 Except: Firstly: Pcl. A (RP34085); Secondly: Pcl. B (RP34085), D.L. 153, NWD, Plan 33066

From: C3 General Commercial District

To: CD Comprehensive Development District (based on C3 General Commercial District and P8 Parking District guidelines and in accordance with the Development Plan entitled "Esso Site Willingdon Avenue Kingsway" prepared by Graham F. Crockhart Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a gasoline service station (replacement) and interim surface parking use and to establish community plan guidelines for the future redevelopment of the site.

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 #32/96, Bylaw No. 10743.

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 #32/96, Bylaw No. 10743 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 21, 1998" - BYLAW NO. 10744

Rezoning Reference #35/97

8246 Eleventh Avenue - located on the eastern two-thirds of the southeast side of the 8200 block of Eleventh Avenue.

Lots 1 - 14, D.L. 25, Blk. 3, Grp. 1, NWD, Plan 1169

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM1 Multiple Family Residential District and in accordance with the Development Plan entitled "Townhouses-Phase II" prepared by Howard/Bingham/Hill Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of non-market townhouses.

Ron Howard, Howard/Bingham/Hill Architects, applicants for the subject rezoning application, appeared before Council advising he was available to answer questions from Council and also to advise of a correction to the report submitted to Council on the subject rezoning. Mr. Howard informed Council that page five, Section 4.0 - Site Coverage, of the report, should read 31.4% instead of 30%. In response to the comment of the Advisory Planning Commission, Mr. Howard also informed Council that the eight units oriented to seniors will be adaptable for handicapped accessibility.

** Councillor Lawson entered the Council Chamber at 7:38 p.m.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #35/97, Bylaw No. 10744.

Arising from its consideration of Bylaw No. 10744 the Commission adopted the following motion:

“THAT Council consider requesting the New Vista Society look at the possibility and feasibility of providing handicapped units adapted for, but not limited to, hearing, visual and mobility impairments within the subject development.”

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 35/97, Bylaw No. 10744 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 1998" - BYLAW NO. 10745

Rezoning Reference #52/97

4151/4035 Norland Avenue - located on the west side of Norland Avenue between Canada Way and Kincaid Street

Lot 61, DL's 79/80, Plan 73491; Lot 1, D.L. 79, Plan LMP4963; all of Grp. 1, NWD

From: P5 Community Institutional District and CD Comprehensive Development District (based on P5 Community Institutional District)

To: CD Comprehensive Development District (based on P5 Community Institutional District use and density and in accordance with the Development Plan entitled "Dania Housing Society: Phase I Residential Development" prepared by Pelman Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 26 unit "supportive living" apartment building for seniors.

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 #52/97, Bylaw No. 10745.

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 #52/97, Bylaw No. 10745 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 23, 1998" - BYLAW NO. 10746

Rezoning Reference #63/97

7155/85 Kingsway - located between Kingsway and Collier Street and between Hall and Salisbury Avenues

Lot 1, Plan LMP21431; Lot 190, Grp. 1, Plan 41038; all of D.L. 95, NWD

From: C3 General Commercial District and CD Comprehensive Development District (based on C3 and C3a General Commercial District guidelines)

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 and C3a General Commercial District use and density and Community Plan guidelines, and in accordance with the Development Plan entitled "Middlegate Town Centre" prepared by Lawrence Doyle Architect)

The purpose of the proposed zoning bylaw amendment is to permit a phased residential and commercial mixed use development.

Larry Doyle, Lawrence Doyle Architect, 1450 Creekside Drive, Vancouver, applicant for the subject rezoning, appeared before Council to provide a brief overview of the development proposal and to answer questions of Council.

Tom Hetherington, 7344 Barnet Road, Burnaby appeared before Council to inquire whether any provision has been made for garden sites within the proposed redevelopment.

The Director Planning and Building advised, that at this time only flowers and shrubs are proposed for the subject site but that garden sites could be included in the redevelopment proposal depending on the needs and/or desire of the neighbourhood.

In response, Mr. Hetherington advised Council he is opposed to the subject application.

Rod Munch, 6738 Salisbury Avenue, Burnaby appeared before members of Council to inquire whether traffic studies have been undertaken to analyse the impact the subject development will have on Salisbury Avenue and specifically, what is the anticipated increase in vehicles using Salisbury Avenue. The speaker further inquired, whether it was known what impact the proposal will have on local real estate prices.

Mr. D.G. Stenson, Director Planning and Building advised that the applicant has been working with a traffic consultant to put forward a proposal that will minimize and, in some cases, improve traffic flow in the area. Mr. Stenson advised that this development proposal follows the concepts of the Edmonds Area Town Centre Plan which was the result of extensive input of area residents and businesses.

In response to the inquiry from Mr. Munch regarding the anticipated increase in the number of vehicles using Salisbury Avenue, the Director advised that he did not have that information readily available however he could confer with the traffic consultant and provide Council with that information.

Roy Grinshpan, 7377 Salisbury Avenue, Burnaby appeared before Council members advising he was concerned about crime in this area and inquired whether any provision has been made in the development plan to deal with that issue. The speaker was also interested in knowing what types of businesses will be located within the commercial component of the project.

The Director Planning and Building advised that the development design incorporates policies of CPTED (Crime Prevention Through Environmental Design) to discourage making the development attractive to the criminal element. With regard to the speaker's interest as what the type of businesses that will comprise the commercial component of the development, Mr. Stenson advised that he expects the businesses will be similar to those in the existing complex but he could investigate that issue further.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #63/97, Bylaw No. 10746.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #63/97, Bylaw No. 10746 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 24, 1998" - BYLAW NO. 10747

Rezoning Reference #67/97

4930/5070/5150/5250 and Ptns. of 5003/5149/5261 Emily Street; 7751/7830 and Ptn. of 7760 Mandeville Avenue; 8039 Minto Street; 7919 and Ptn. of 7883 Prairie Street; Ptn. of 4990 Tillicum Street; 7920 and Ptn. of 7884 Wiggins Street - located in the Big Bend area, encompassing an area extending east from the intersection of Tillicum Street and Mandeville Avenue to the intersection of Prairie Street and Marshland Avenue.

Pcl. A (694461E) Lot 18, D.L. 167, Plan 2237, Ptns. Lots 10/9/8, D.L. 166, Plan 2237; Pcl. B (694461E) Lot 19, D.L. 167, Plan 2237; Lots 1 & 2, D.L. 167, Plan 73272; Ptn. Blk. 3 which lies to the north east of the north easterly limit statutory right of way Plan 5594, D.L. 166, Plan 2237; Ptn. Blks. 4/5, D.L. 166, Plan 2237; Blk. 11 exc: part lying to the south west of the north easterly limit of part shown on explanatory plan 8539, D.L. 166, Plan 2237; Pcl. C (694461E) Lot 24, D.L. 167, Plan 2237; Ptns. Lots 7/4, D.L. 155C, Plan 1138; Lots 6/5, D.L. 155C, Plan 1138; all of Grp. 1, NWD

From: CD Comprehensive Development District and A1 Agricultural District

1998 APRIL 28

To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District uses and density) and in accordance with the Development Plan entitled "Burnaby Business Park Design Guidelines and Concept Plan" prepared by The Kasian Kennedy Design Partnership and Phillips Farevaag Smallerberg Inc.

The purpose of the proposed zoning bylaw amendment is to provide for the establishment of industrial zoning regulations together with design guidelines and a concept plan providing for the development of a high quality light and general industrial business park in Burnaby's Big Bend area respecting the surrounding industrial, agricultural and public land uses.

A letter was received from Terry Slack, 4093 W. 33rd Avenue, Vancouver expressing concern about the proposed intention to permit cranberry farming on the Big Bend peat bog and possible impact on the Fraser River and bog vegetation. The writer urges Council to undertake a comprehensive environmental study of the proposed project.

A letter was received from Greg Helten, 309 - 1050 Broughton Street, Vancouver advising he is opposed to rezoning 50 acres of farmland at Big Bend for development.

A letter dated 1998 April 28 was received from Mona Curzon, 1735 S. Ellesmere Avenue, Burnaby urging Council to retain agricultural use of the subject land.

A letter from Norm and April Cook advising they are in support of keeping the Burnaby Big Bend area as farmland and voting no to commercial development.

A letter dated 1998 April 28 was received from Frank Lomer, 315 Hospital Street, New Westminster advising that, as a botanist, he is saddened by the potential loss of such a large natural tract of land. The writer advises that he has found plant species at the subject site he has not found elsewhere in the Lower Mainland, including the *Wolffia borealis*, a rare species on the B.C. rare Plants Red List. The writer provides additional information on this plant's conservation rating and what that rating means.

A letter dated 1998 April 28 was received from Doug Porter, Thurston Avenue, Burnaby expressing opposition to the removal of lands from the Agricultural Land Reserve. The writer advises that the Burnaby Official Community Plan states "... farmers and others can feel confident that industrial and other uses will not pre-empt agricultural use." In this regard Mr. Porter suggests that a referendum be held on this issue.

** Councillor Corrigan entered the Council Chamber at 8:02 p.m. and took his place at the Council table.

At the request of Council, Mr. D.G. Stenson, Director Planning and Building provided a brief review of the subject development including a breakdown of the land size for the various components of the development.

Nick Cuff, 6233 9th Avenue, Burnaby appeared before Council providing a slide presentation showing the incredible green space throughout Burnaby as a whole and the lush farmlands surrounding the subject area. The speaker suggested that farmland is being lost to development at an alarming rate and it is essential to maintain and remediate lands to preserve their agricultural viability. Mr. Cuff advised that this particular area of Burnaby produces 10 percent of the vegetables grown in the GVRD area and is a labour intensive business which provides jobs to a number of Burnaby residents.

The speaker is opposed to the removal of 50 acres from the Agricultural Land Reserve and suggests that another look should be given to soil remediation for those lands that are considered to be not viable for agricultural use. In conclusion, Mr. Cuff urged Council to turn down the proposed rezoning application which will send a message to developers, who purchase agricultural land for speculation purposes, that Burnaby is not interested in developing its agricultural land.

Tom Hetherington, 7344 Barnet Road, appeared before Council members to express his opposition to the rezoning proposal and the associated removal of lands from Agricultural Land Reserve. Mr. Hetherington suggested that there are many feasible uses for the subject lands including agricultural-study and research facilities, tourist-oriented gardens and self-sustaining restaurants, that would optimizing the agricultural focus of the lands and integrate the natural space. The speaker suggested that a decision to approve this proposal would indicate lack of vision by Council.

Eric Hawthorne, 5166 Portland Street, Burnaby appeared before Council to suggest that the proposed development is not consistent with the concept of the Livable Region Strategy that Burnaby has approved through the G.V.R.D. The speaker advised that the proposed development is a destination/workplace not a live/workplace that encourages people to live close to where they are employed. The speaker is opposed to removal of lands from the Agricultural Land Reserve and compared the amount of land removed from the A.L.R. within the G.V.R.D. over the past 20 years as being the equivalent of 10,000 football fields.

Don Demill, 11422 - 92A Avenue, Delta appeared before Council on behalf of S.P.E.C., an environmental organization, to express concern regarding the subject application. Mr. Demill advised that these lands, its wildlife and flora form a unique and highly productive system that is quickly being lost in the Lower Mainland. The speaker suggested that the land in question is, perhaps, an isolated portion of Burns Bog which should be preserved the same way Burns Bog or Stanley Park are.

In conclusion, Mr. Demill suggested that because cranberries are a highly lucrative business, which normally results in a higher land values, that once cranberry production is chosen for this site, it is highly unlikely that it will ever change to any other form of agricultural use.

Terry Slack, 4092 W. 33rd Avenue, Vancouver appeared before Council to express his concern about what impact the subject development will have on the waters of the Fraser River and its fish population. Having fished the Fraser River for years, Mr. Slack, advised that recently it has come to his attention that there appears to be a serious problem with fish in the river, particularly its bottom fish. The speaker displayed for Council two photographs taken of white sturgeon mutants which were found in the river. Mr. Slack is very concerned that pesticides, fungicides, fertilizers and other agricultural chemicals used in cranberry farming could pose a serious threat to the health of the Fraser River and suggested if cranberries must be grown at this location that consideration be given to organic farming.

The speaker also expressed concern about protection of the peat bog plants, which date back 3,000 years, and are a unique species. Land development, explained the speaker, is the primary source of pressure on ecosystems and, in concluding, Mr. Slack urged Council to conduct a botanical/environmental study of the site before making any decisions that could permanently damage this fragile ecosystem.

Frank Harris, 2547 William Street, Vancouver appeared before Council to express his opposition to the removal of lands from the Agricultural Land Reserve for the subject development. The speaker suggested that the applicant was fortunate they could afford consultants that assisted with a successful application to the Land Commission to remove the subject lands, however he does not believe industrial use is the best use of the land and that other options, such as remediation of the lands in order to make them agriculturally viable, need to be pursued. The speaker advised that polls indicate most British Columbia residents do not support the removal of lands from the A.L.R. and Burnaby residents petitioned Burnaby against the particular removal of these lands.

In conclusion, Mr. Harris suggested that Burnaby Council have a good look at the lands proposed to be removed and undertake soil evaluation before ruling out its farming potential.

Joe Foy, 308 Holmes Street, New Westminster came before Council on behalf of the Western Canada Wilderness Committee to express concern about the proposed development. Mr. Foy advised that in his capacity as campaign coordinator for W.C.W.C. he has been involved a number of discussions regarding the use of agricultural lands throughout the Lower Mainland and he is constantly surprised to find agricultural land owned by speculators. The speaker suggested that it is not right that land set aside for preservation of farm land should be purchased and then held by speculators in hope of making large amounts of money at some point. Mr. Foy concluded his comments by urging Council to send a message to these speculators that these farm lands will be maintained in the A.L.R.

Sandra Fredriks, 4281 Maywood Street, Burnaby appeared before members of Council to express her opposition to the rezoning application. The speaker advised she is concerned about losing lands meant to ensure food production to development. Ms. Fredriks suggested local products are fresher, higher quality and, if more could be produced, less expensive than produce imported from other countries. The speaker urged Council to maintain all farm land to support local food production.

Louise Pinder, 4865 Abbotsford Avenue, Burnaby appeared before Council to express her concern about the subject rezoning proposal and opposition to the removal of 50 acres from the A.L.R. Ms. Pinder, who resides close to the subject site, advised that in the past few years there has been a lot of activity, such as dumping of sand on the property, that has made some of the lands unsuitable for farming. The speaker advised that she has worked hard on her garden to make the soil, not just suitable, but excellent for food production. Ms. Pinder brought with her a bag of soil from her garden for viewing by Council.

In conclusion, the speaker suggested that these lands can be saved and made to be viable for farming in the future.

Andy Miller, 3258 Dumphries Avenue, Vancouver came before Council to express his opposition to the rezoning proposal and especially the component that requires removal of 50 acres from the A.L.R. The speaker was concerned that Council has already made up its mind and encouraged them to look again at the proposal. Mr. Miller further advised he does not believe cranberries would be the best crop for this site.

Sharon Bagshaw, 6135 Portland Street, Burnaby appeared before members of Council to advise of her opposition to the subject rezoning. The speaker informed Council she does not want to rely on produce imported from other countries and therefore all effort must be made to preserve our existing farm lands.

Susan Jones, 1028 - 51A Street, Delta appeared before Council to express her opposition to the rezoning proposal. Ms. Jones advised that British Columbians have a lot invested in the Agricultural Land Reserve as the Province's method of protection of its food source and that these lands should not be tampered with. The speaker questioned references in the staff report to alienated and non-viable lands and why there were no options put forward to make these lands useable for farms, such as being used as farm buildings.

Beatrice Walters, 5360 Spruce Street, Burnaby appeared before Council members advising it is unacceptable to her that even one acre of land be removed from protection of the A.L.R. The speaker advised that she has lived in Burnaby all her life, appreciates the opportunity to purchase produce grown locally in south Burnaby and does not want future generations denied the same opportunity.

Abdoul Mousa, owners of property at 7872 Williard Street, Burnaby appeared before Council in support of the rezoning proposal. The speaker advised that owners of property between Marine Drive and Marine Way are still forced to use septic tanks, and that with a high water table and the digging associated with farm people often come into contact with fluids discharged from the septic pipes and he suggests this is an unhealthy situation. The speaker informed Council he understands from City staff that the Burnaby Business Park project includes plans to extend the sewer line which would eventually benefit all properties located in this area. Mr. Mousa's presentation is contained in a letter and is on file in the office of the City Clerk.

John Switzer, 8132 Fremlin Street, Vancouver (alternate address 85550 Bradner Road, Abbotsford) appeared before Council in opposition to the rezoning proposal. Mr. Switzer questioned the staff report regarding why some of land is considered unsuitable for agricultural use and made the following comments: reclamation of the land - suggests that is no evidence that this land cannot be made useable for agricultural purposes; lands cut off by ditches, etc. - ditches could be relocated; arbitrary use of figures for residences on farm sites - a proper evaluation of farms in area would provide a better assessment of how much land is really required for residential use; land required for water reservoir - evaluation should be conducted of land required for reservoir and dykes.

Mr. Switzer also advised he is concerned about land speculators who have been purchasing agricultural holdings in hopes of future financial gain. In this regard, the speaker read an excerpt of a description of a property offering by a real estate company which outlines how and why this type of speculation is occurring. A copy of this document was provided to Council and is on file in the office of the City Clerk.

With regard to the proposed use of this property for cranberry production, Mr. Switzer suggested high land costs makes it impossible for Canadian farmers to compete with American and Mexican farm producers and highly lucrative cash crops such as cranberries push up the price of local farm land. The speaker advised that any removal of lands from the A.L.R. should be a concern because it results in a loss of protection for future food sources. Lastly, Mr. Switzer expressed concern that the initial advertisements for expression of interest for the farm component of this development was not advertised locally.

** Councillor Young retired from the Council Chamber at 9:55 p.m.

Roxanne Tiernan, 7797 Elford Avenue, Burnaby appeared before Council members to express her opposition to the removal of lands from the A.L.R. Ms. Tierman advised that she has travelled widely and having seen how Japan has reclaimed its land since Hiroshima makes her believe that the subject properties can be made useable for agriculture again.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR LAWSON

“THAT this Public Hearing do now recess.”

CARRIED UNANIMOUSLY

The Public Hearing recess at 9:59 p.m.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

“THAT this Public Hearing do now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 10:08 p.m. with Councillors Lawson, Redman and Rankin absent.

Dylan Cuff, 879 E. Georgia Street, Burnaby appeared before Council advising he represents a group of youth who are concerned with maintaining self-sufficient food production in the Lower Mainland. The speaker urged Council to vote against this short sighted rezoning proposal.

Allan Cazes, 4555 Carson Street, Burnaby appeared before Council to express his concern about this rezoning application. The speaker, a resident for 27 years, advises that his home looks out over this land and over the years it has become less of a pleasurable area to see or walk.

** Councillor Lawson returned to the Public Hearing at 10:10 p.m. and took her place at the Council table.

Mr. Cazes informed Council that he is acquainted with a person who has been contracted to remove topsoil from these properties - the contract is for 20 years and to remove the soil down to the clay. Mr. Cazes suggested that it was time to leave this land alone.

Eliza Olson, 11158 Canyon Court, Delta appeared before Council to express her concern about preservation of the peat land associated with the subject rezoning application. Ms. Olson advised she has worked to preserve the Burns Bog for a number of years and appreciates that peat bogs have a greater bio-diversity than other habitats. The speaker suggested that agricultural use of the land is preferable to industrial development of these lands because its possible a bog can regenerate itself after agricultural use but the best use would be to allow it to remain in its natural state. A bog will provide benefit to the community by storing carbon, producing oxygen, filtering water and providing flood control; conversely there is a strong correlation between the destruction of peat bogs and destruction of fishing industries. Over 80% of our wetlands have been destroyed and she urged Council to educate themselves on this subject before making a decision to destroy more and perhaps destroying the future of our society.

Amy Jones, 1720 Balsam Street, Vancouver appeared before Council on behalf of Merv and Rosemary Magus, 7386 Dow Avenue, Burnaby advising of their opposition to removal of land from the A.L.R. The speaker advised we have lost enough of Burnaby's unique green space to developers and urged Council to vote no to the rezoning of any part of the Big Bend farmland. Ms. Jones provided a copy of the Magus' letter to Council and it is on file in the City Clerk's office.

The speaker then provided Council with a petition containing 106 signatures which are on file in the office of the City Clerk. The text of the petition is hereunder:

"I am opposed to rezoning 50 acres of land currently in the ALR to Comprehensive Development in Burnaby's Big Bend (proposed bylaw #10747)"

Byron Mehl, 202 - 73 Mezies Road, Pitt Meadows appeared before Council advising that, as the recently retired as Chair of the B.C. Agricultural Council which represents 33,000 farmers and \$16 billion of industry in the province and as Environmental Chair for Horticultural for the Province of B.C. for the past six years, he wanted to clarify some information provided to Council this evening. Mr. Mehl provided the following statistics: 1/10 of 1% of vegetables grown in B.C. come from Burnaby's Big Bend, the Big Bend farmers are farming for \$0.48 per square foot, a 3% net return on their investment; the cost of producing of a cranberry farm on top of the cost of land is between \$40 - \$45,000 per acre which is tied up for 5 to 10 years; the fruit is purchased by Oceanspray which is a growers' cooperative with both Canadian and American growers; cranberry farmers have contributed to environment gains and creating habitat; organic cranberry farming has been tried and the market did not buy them because they did not look as good as non-organic cranberries and is cost-prohibitive; last year B.C. cranberry farmers produced a 27% increase in produce, but received an 80% decrease in their net turn while farmers in other provinces increased their net return from 2.5 - 10.5%; lastly Mr. Mehl advised that cranberry farmers do not have a free ride but work hard for their return.

Ralph May, 9360 Dolphin Avenue, Richmond, Director, B.C. Cranberry Growers Association, appeared before Council to comment on the cranberry farm portion of the subject rezoning application. With regard to the industrial component of the application Mr. May had no comment whether it is the best use of the land, however, having been involved with decisions of the Agricultural Land Commission in the past, he feels they take all the proper things into account. With regard to the farm component, Mr. May feels cranberries to be a good crop for this site as it was years ago and further that consolidation of the lots is also a good strategy because single ownership will provide for a more stable enterprise.

Mr. May provided Council with the following information regarding cranberry farming: water recycling is an environmental initiative of the cranberry farmers and not the government; following site preparation it will take 3 - 4 years for the first crop of cranberries; cranberries do not grow in water but are harvested in water; chemical pest control is primarily used (biological pest control is feasible but not a really viable method at this time) and flooding is also used for pest control, irrigation takes place during the night to avoid frost; honey bees are brought in for pollination, fertilizers are dropped on the crops by air plane because of the soft soils; pruning of the cranberries takes place during the winter months. The speaker provided Council with copies of a document entitled "Normal Farming Practices for Cranberries in British Columbia" and a copy is on file in the City Clerk's office.

Don Demill, 11422 92A Avenue, Delta appeared again before Council to advise that while he does not necessarily agree the subject lands are unfarmable he wanted to stress to Council that any lands are considered to be unsuitable for farming in the subject site should be left wild, which is useful to the bog.

1998 APRIL 28

John Switzer, 8132 Fremlin Street, Vancouver again appeared before Council to reiterate comments that if in its natural state the peat bog will grow and return. Mr. Switzer also provided Council with two documents related to profitability of cranberry farming in B.C. and particularly the G.V.R.D. Copies of these two documents "Planning for Profit" by the Ministry of Agriculture, Fisheries and Food, Province of B.C. and "Greater Vancouver's Agriculture" by the G.V.R.D. are on file in the office of the City Clerk.

Council requested that staff prepare a report on the concerns of pesticides and other chemicals going into the Fraser River and their impact on fish as well as on the possibility of whether the lands reported as being not viable for farming can be rehabilitated for agricultural use.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #67/97, Bylaw No. 10747.

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 #67/97, Bylaw No. 10747 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 25, 1998" - BYLAW NO. 10748

Rez. 98-6

4203 Hastings Street and 4204 Albert Street - located on the east side of Carleton Avenue between Albert and Hastings Streets

Lot A, Plan LMP 28801; Lot B, Plan 1054; all of Blk. 7, D.L. 121

1998 APRIL 28

From: C8 Hastings Village Commercial District and CD Comprehensive Development District (based on P8 Parking District)

To: P2 Administration and Assembly District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a firehall.

A letter dated 1998 April 22 from Larry and Sylvia Menard of 4229A. E. Hastings Street, Burnaby advising they are strongly opposed to the proposed amendment to permit construction of a firehall.

A letter dated 1998 April 22 from Him Seto, 4227 - 4231 E. Hastings Street advising he is strongly opposed to the proposed amendment to permit construction of a firehall.

A letter dated 1998 April 25 from Giovanna and Ornella Bombino, 301 - 4160 Albert Street, Burnaby advising of their objection to the proposed amendment to allow construction of a firehall.

A letter dated 1998 April 28 from Kathy Berggren-Clive, Chair, Heights Neighbourhood Association commending the City for its commitment to relocate the existing Firehall, however the Association has some concerns about the way in which the facility can fit in with and add to the urban village designation of Hastings Street and provide a number of suggestions for Council's consideration.

A petition dated 1998 April 27 was received, containing 16 signatures expressing opposition to the proposed rezoning application. A copy of the petition is on file in the office of the City Clerk and the text is hereunder:

"We the undersigned, owners/tenants of Carleton Terrace at 4160 Albert Street, Burnaby would like to express our concerns to the Council of the City of Burnaby regarding the proposed rezoning of 4203 Hastings Street and 4204 Albert Street from Commercial District and CD Comprehensive Development District to Administration and Assembly District to facilitate the construction of a new firehall.

Following are our concerns:

1. Noise Pollution

The existing on-going, non-stop heavy traffic on Hastings Street and the noise from the trucks making deliveries, picking up garbage etc., in the commercial complex together with the noise from the patrons in the North Burnaby Inn/pub have already created a lot of noise pollution to the residents in the building. With the addition of a firehall in the vicinity, the problem will only get from bad to worse.

2. Safety

The entrance and exit of the fire trucks in the proposed site would reduce the safety of the residents and patrons frequent in the commercial/residential complex. As the building is occupied by a significant number of senior residents, the sound of the sirens and trucks moving in and out in the locality would cause unnecessary stress and may pose a potential safety hazard to the elderly getting in and out of the neighbourhood.

3. Property Devaluation

The possibility of the decrease in the property value due to rezoning as seen fit by the City might cause financial loss to those who invested their life-savings in the purchase of their home at Carleton Terrace. How could someone be able to foreseen the change and consider it in the calculation when they purchase their property?

May we suggested that the Council of the City of Burnaby continue searching for a suitable site for the construction of a new firehall in a location which would cause less street, disruption and financial loss to the residents of the City of Burnaby.”

A letter dated 1998 April 28 was received from Larry French, Director, The Heights Merchants Association advising that they wish to ensure the design and physical appearance of the firehall will be an asset to the present and future revitalization projects on the Heights. The writer also asks that consideration be given to including a Community Police Office in the design of this building. The Association is also concerned about the loss of two lots designated for parking lots request that Council look at new sites.

Pauline Mudrakoff, 2039 Albert Street, Burnaby appeared before Council advising that she is not opposed to the rezoning application but requested more information about the design of the firehall building.

1998 APRIL 28

In response, to the speaker's request, Mr. D.G. Stenson, provided a brief outline of expected design for the building. In response to the speaker's queries regarding noise from loudspeakers at the hall, Mr. Stenson advised that the Fire Department are aware of this problem and will be looking to address this issue in the design phase. With regard to a query as to how many late night call-outs the hall is expected to receive Mr. Stenson advised he did not have that information available but if Council wish he can request this information from the Fire Department.

Melvin Shew, 4988 Pine Crescent, Vancouver appeared before members of Council to express his opposition to the proposed rezoning. The speaker advised that the current C8 zoning was to improve Hastings Street, its shops and parking; however he feels a firehall in this area will discourage pedestrians, and therefore shoppers, in what is primarily a commercial area. Mr. Shew suggested that the firehall should be located on a side street where the emergency driveway will not frighten local shoppers, especially seniors.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #98-6, Bylaw No. 10748.

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 #98-6, Bylaw No. 10748 be now terminated."

CARRIED UNANIMOUSLY

1998 APRIL 28

ADJOURNMENT

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR EVANS

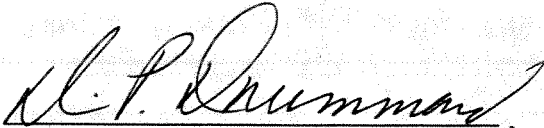
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

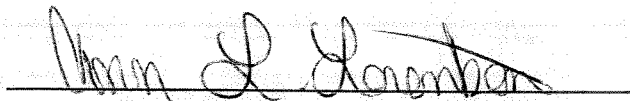
The Public Hearing (Zoning) adjourned at 11:17 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I