

1999 DECEMBER 14

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1999 December 14 at 7:30 p.m.

PRESENT: Mayor D. P. Drummond
Councillor R. G. Begin
Councillor D. R. Corrigan
Councillor B. K. Der
Councillor N. C. Harris
Councillor D. N. Johnston
Councillor N. M. Volkow

ABSENT: Councillor D. G. Evans
Councillor C. M. H. Redman

STAFF: Mr. P. Sanderson, Community Planner
Mrs. A. L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:32 p.m.

1. **"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 55, 1999" - BYLAW NO. 11041**

Rez. #99-45

Portion of 7800 Fraser Park Drive

Ptn. of Lot 4, D.L. 166 & 167, Group 1, NWD Plan LMP42789

From: CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District guidelines and in accordance with the development plan entitled "Stylus Furniture Ltd." prepared by Beedie Construction Co. Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit development of an industrial building which will accommodate a furniture manufacturing company.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #99-45, Bylaw No. 11041.

Arising from its discussion on this application the Advisory Planning Commission requested the following concerns be noted:

"That there were concerns expressed regarding the ratio of 130 staff to 64 parking spaces; it appears unclear if parking for the subject property will be adequate since it is not on a transit route and no transit route is planned."

Rick Ripley, 7926 Government Street, Burnaby appeared before the members of Council as the President, Stylus Furniture, the intended occupants for the subject property. Mr. Ripley responded to concerns expressed by the Advisory Planning Commission with regard to parking, advising that the 64 parking spaces being provided are more than the required number for a building of this size; however if additional parking is required in the future there is sufficient room on the site for 50 - 60 additional parking spaces. The speaker informed Council that Stylus Furniture currently employs 200 people, 130 of which are employed in Burnaby with the remaining employed at the Delta plant. Mr. Ripley advised that there is bus service at the present Burnaby location, however the early 7:00 a.m. start time makes using the bus unattractive to most of employees. Since many employees are related to each other (spouses, sisters, cousins, etc.) car pooling is quite common resulting in lower demand for parking. Currently, the operation utilizes 32 on-site parking spaces with four customer spaces and approximately 10 street parking spaces, explained Mr. Ripley.

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

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing relating to Rezoning Reference #99-45, Bylaw No. 11041 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 56, 1999" - BYLAW NO. 11042

Rez. #99-46

Portion of 7800 Fraser Park Drive

Ptn of Lot 4, D.L. 166 & 167, Group 1, NWD Plan LMP42789

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From: CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District guidelines and in accordance with the development plan entitled "Old Dutch Foods" prepared by Beedie Construction Co. Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit development of an industrial building which will accommodate a dry food products distribution and warehouse business.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #99-46, Bylaw No. 11042.

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

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #99-46, Bylaw No. 11042 be now terminated."

CARRIED UNANIMOUSLY

**3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1999" - BYLAW NO. 11043**

Rez. #99-48

Ptn. of 4216, 4220, 4224, 4228 & 4246 Albert Street

Ptn. of Lot 5, Lots 6 to 11, Block 7, D.L. 131, Group 1, NWD Plan 1054

From: R5 Residential District

To: CD Comprehensive Development District (based on RM7 Hastings Village Multiple Family Residential District)

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The purpose of the proposed zoning bylaw amendment is to establish development guidelines for the subject site for a multi-family residential 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 #99-48, Bylaw No. 11043.

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

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rezoning Reference #99-48, Bylaw No. 11043 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 58, 1999" - BYLAW NO. 11044

Rez. #99-51

5600 Thorn Street

Lot 2, D.L. 155, Group 1, NWD Plan 67851

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and M3 Heavy Industrial District guidelines, and in accordance with the development plan entitled 5600 Thorn Street prepared by Planet Consulting Group Inc.)

The purpose of the proposed zoning bylaw amendment is to establish guidelines for the future development of these lands for comprehensive industrial use, including the development of a portion of the site abutting the Fraser River for water dependent industrial 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 #99-51, Bylaw No. 11044.

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His Worship, Mayor Drummond requested staff clarify that Burnaby's plans to gain access to the eastern section of riverfront are incorporated in this initiative.

P. Sanderson, Community Planner, confirmed that, as a condition of rezoning and subdivision, registered public statutory right-of-ways, approximately 15 m in width along the river frontage, will provide public access to the river.

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

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rezoning Reference #99-51, Bylaw No. 11044 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CORRIGAN

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

CARRIED UNANIMOUSLY

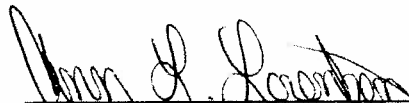
The Public Hearing (Zoning) adjourned at 7:45 p.m.

Confirmed:



MAYOR

Certified Correct:



ADMINISTRATIVE OFFICER I