

1999 FEBRUARY 16

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1999 February 16 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor D.G. Evans
Councillor D.A. Lawson
Councillor C.M.H. Redman
Councillor L.A. Rankin
Councillor N. M. Volkow
Councillor J. Young

ABSENT: Councillor D.R. Corrigan
Councillor D.N. Johnston

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

The Public Hearing was called to order at 7:34 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 7, 1999" - BYLAW NO. 10880

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to establish setbacks and landscaping requirements for cemeteries in Burnaby and to provide eligibility for CD (Comprehensive Development) zoning for cemeteries.

A letter dated 1999 February 10 was received from F. Hamilton, 4328 Garden Grove Drive, Burnaby expressing support for the proposed bylaw amendment.

A letter dated 1999 February 15 was received from P. Pratt, 3806 Garden Grove Drive, Burnaby advising of her approval of the proposed bylaw.

A letter dated 1999 February 10 was received from Michael & Paula Dowey, 5242 Garden Grove Drive, Burnaby advising of their support for the proposed bylaw amendment.

A letter was received from Norma Boutillier, 4752 Driftwood Place, Burnaby expressing support for the proposed bylaw.

A letter dated 1999 February 15 was received from Jean E. Burfoot, 4745 Willowdale Place, Burnaby advising of her support for the proposed bylaw amendment.

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A letter dated 1999 February 15 was received from Lynne Redford, 4741 Willowdale Place, Burnaby advising of her support for the bylaw amendment.

A letter dated 1999 February 14 was received from Kathleen Downes, 4376 Garden Grove Drive, Burnaby advising of her support for the recommendations adopted by Council on this matter.

A letter dated 1999 February 11 was received from Sue-Fun Leong, 4340 Garden Grove Drive, Burnaby indicating support for the proposed bylaw.

A letter dated 1999 February 16 was received from Kate and Jud Beaumont, 4715 Elm Grove Place, Burnaby indicating their support for the proposed bylaw amendment.

A letter dated 1999 February 16 was received from D. McIntosh, 4240 Garden Grove Drive, Burnaby expressing support for the proposed bylaw amendment.

A letter dated 1999 February 13 was received from John Forsyth, 4114 Garden Grove Drive, Burnaby pointing out the overall importance of preserving trees and wildlife.

A letter dated 1999 February 16 was received from Marcia Hamacher, 4114 Garden Grove Drive, Burnaby advising of her support for the proposed bylaw amendment.

A letter dated 1999 February 16 was received from Dianne Globe, 4650 Garden Grove Drive, Burnaby advising she would support an amendment of a 20 foot minimum setback with compensation given to the property owner if a 60 foot setback is implemented.

A letter dated 1999 February 15 was received from Silvia Raschke, 3890 Garden Grove Drive, Burnaby advising of her support for the proposed bylaw.

A letter dated 1999 February 16 was received from Ethel Scott, 4925 Thornwood Place, Burnaby expressing support for the proposed bylaw amendment and providing Council with a series of photographs which illustrate drainage problems that exist with the neighbouring Forest Lawn Cemetery. The photographs are on file in the City Clerk's Office.

A letter dated 1999 February 15 was received from William and Mary Dean, 4757 Driftwood Place, Burnaby advising of her support for the bylaw amendment.

A letter dated 1999 February 15 was received from Janice Gee, 4616 Garden Grove Drive, Burnaby advising of her support for the recommendations adopted by Council with regard to this bylaw.

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A letter dated 1999 January 16 was received from Neil Ballash, 4668 Garden Grove Drive, Burnaby advising he supports the following:

1. "A green belt should be provided around the perimeter of the cemetery: a minimum 20 feet where the cemetery fronts onto a roadway; a minimum of 40 feet where the cemetery abuts a private residents.
2. The green belt should be landscaped to a certain minimum standard including evergreens and lower bushes. Alder trees and blackberry bushes are not suitable.
3. Proper drainage must be provided for the green belt so that residences are not affected by runoff from the cemetery.
4. The cemetery should be compensated for lost land."

A letter dated 1999 February 14 was received from Rita de Sousa, 4985 Woodsworth Street, Burnaby advising of her support for the recommendation of Council for cemeteries; however she still has some concerns about drainage associated to a cemetery site.

A letter dated 1999 February 16 was received from Patrick Ryan, 3890 Garden Grove Drive, Burnaby indicating his support for the proposed bylaws in their entirety.

A letter was received from Karin Raschke Ryan, 3890 Garden Grove Drive, Burnaby advising of her support for a 60 foot setback between the cemetery and residences.

A letter dated 1999 February 16 was received from Susan Innes and Roy Sinn, 3896 Garden Grove Drive, Burnaby advising of their support for Council's recommendations in this matter.

A letter dated 1999 February 15 was received from Mary McConechy, 4368 Garden Grove Drive, Burnaby expressing her support for the proposed bylaws concerning treed areas of cemeteries.

A letter dated 1999 February 15 was received from Mark Kinnee, 4368 Garden Grove Drive, Burnaby expressing his support for the proposed bylaws concerning treed areas of cemeteries.

A letter dated 1999 February 11 was received from Mr. and Mrs. Soo, 4348 Garden Grove Drive, Burnaby expressing their concern about the property line setbacks, landscaping and tree protection.

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A letter was received from Jonathon Candy, 3878 Garden Grove Drive, Burnaby advising he does not support Forest Lawn's proposal for a 20 foot setback from neighbouring residences and makes suggestions with regard to preservation of the wooded area and landscaping proposals.

A letter dated 1999 February 16 was received from Elsie Takasaki, 5025 Woodsworth Street, Burnaby supporting Council's recommendations regarding cemeteries and tree conservation.

A letter dated 1999 February 16 was received from Dale Fitzpatrick, 3878 Garden Grove Drive, Burnaby supporting Council's plans to establish setbacks from property lines for cemeteries; however, he indicates that the proposed 60 foot setback may not be sufficient and may need to be re-assessed. The writer included a memo received from a local bird watcher listing those species found in the wooded area between Greentree Village and Forest Lawn.

A letter was received from Linda Bradley and Barry Williamson, 4977 Thornwood Place, Burnaby advising of their desire to see no further development of the Forest Lawn lands.

A letter dated 1999 February 16 was received from Parvin Chami, 3710 Kalyk Avenue, Burnaby expressing her support for the proposed bylaw to establish setbacks and landscaping for cemeteries in Burnaby.

A letter dated 1999 February 16 was received from Rosalie Nyback, 3818 Garden Grove Drive, Burnaby expressing concern about development at the neighbouring Forest Lawn cemetery, particularly with regard to removal of trees and the impact on water drainage.

Jon Beenken, 702 - 818 Beatty Street, Vancouver, Vice President, Service Corporation International (Canada) Limited, owner of Forest Lawn and Oceanview Cemeteries, appeared before members of Council to address the following issues with regard to the bylaw amendment: what is the objective to be achieved; what practical benefit will the bylaw have to the community; what is the legal effect of the bylaw and; what other solutions are available. It is the speaker's contention that the proposed bylaw will not achieve the goals it seeks to address and will have a devastating effect on their business. As an alternative solution to the proposed bylaw SCI propose to negotiate with the City for a 20 foot fully-planned and landscaped buffer, along the west side of Forest Lawn cemetery.

In conclusion, Mr. Beenken requested that Council table the proposed bylaw while SCI works with City staff to develop a legally binding agreement to implement their proposal. A copy of Mr. Beenken's presentation is on file in the Office of the City Clerk.

Don Vaughan 3069 Mathers Ave., West Vancouver appeared before Council advising that he is a landscape consultant retained by SCI to put forward a proposal for landscaping of a 20 foot buffer zone between Forest Lawn cemetery and residences on the western boundary of the cemetery. His task, informed the speaker, was to put forward a plan that would meet both the needs of the cemetery and address the concerns of the neighbourhood. For the information of Council, city staff and the public gallery Mr. Vaughan exhibited a number of plans, drawings and artists' renderings illustrating the proposed buffer area and indicating areas of excavation and extensive replanting. All material provided by Mr. Vaughan was received and is on file in the Planning and Building Department.

Helmut Urhahan, 4595 West 6th, Vancouver, an arborist, addressed Council on behalf of TERA Planning who were retained to undertake an inventory of the forest, soils, vegetation as well as fish and wildlife values of the Forest Lawn site. Mr. Urhahan described the species and condition of trees and vegetation in the forest area, the condition of the soil and birds and wildlife observed in the area. In conclusion, the speaker advised that the existing predominant deciduous trees are not considered suitable for retention within the context of the proposed development and recommended careful removal of those species and in-fill planting of evergreens to provide effective screening and a buffer zone. The highest environmental values associated with the property reside in the riparian and stream sections of the property which are protected through the provision of setbacks. It is recommended that this area be enhanced through appropriate vegetation to enhance the nutrient potential for downstream fish habitat.

A copy of the initial environmental assessment conducted by TERA Planning on Forest Lawn Cemetery is on file in the Office of the City Clerk.

Therese Pope, 4840 Hickory Court, Burnaby appeared before members of Council to express her support for the proposed bylaw. The speaker advised that removal of the existing extensive tree cover from the neighbouring cemetery would result in further water drainage problems for area residents and provides potential for further unsightly development of the cemetery site. Ms. Pope provided Council with a series of photographs depicting historical and current concerns with the Forest Lawn site with regard to water and drainage problems. The photographs are on file in the City Clerk's Office.

Linda Demers, 4872 Hickory Court, Burnaby appeared before members of Council in support of the recommendations adopted by Council with regard to trees and setbacks for cemeteries in Burnaby. The speaker informed Council she supports the bylaw amendment because of her concerns about the loss of trees, flooding, screening and negative impact on wildlife. Ms. Demers advised she would like to see a neighbourly settlement meeting the needs of both Greentree residents and Forest Lawn Cemetery.

Ms. Demers then read a letter submitted from Joan Sawicki, MLA (Burnaby-Willingdon) and resident of Greentree Village, advising of her strong support for Council's proposed bylaw amendment that would establish setbacks and appropriate landscaping requirements for cemeteries in Burnaby. A copy of Ms. Sawicki's letter is on file in the Office of the City Clerk.

Rider Cooley, 721 Millyard, Vancouver appeared before members of Council advising that he is employed at neighbouring B.C.I.T., is an active bird watcher and visits the forested area on the western portion of the Forest Lawn. Mr. Cooley informed Council that he seeks out opportunities and geographic areas that are likely to allow him to observe birds and this wooded area is the single most reliable area for observing the greatest variety of bird species in all Vancouver and Burnaby. Mr. Cooley advised that, over the past two years, he has recorded 34 bird species in this area, including three different species of woodpecker, 3 types of hawks and one species of owl. The speaker urged Council to take whatever steps necessary to preserve the whole area intact.

Linda Bradley, 4963 Thornwood Place, Burnaby appeared before Council to advise of her concern about the possible removal of trees from the portion of Forest Lawn cemetery adjacent her home. The speaker indicated that water drainage problems, loss of privacy and unsightly development are issues of concern related to the removal of trees.

Don Ehrenholz, 6469 Marine Drive, Burnaby came before members of Council to express his support for the proposed bylaw. The speaker advised that trees assist with the drainage of water and when you are dealing with a site that has been mostly cleared, such as with a cemetery, and residences are located down hill it is essential that as many trees as possible be retained on the site. Mr. Ehrenholz also expressed concern about the chemical content of water run-off from a cemetery.

Mr. Ehrenholz advised that while he resides in Burnaby the cemetery he lives adjacent to is actually located in New Westminster with a redundant road right-of-way acting as a form of buffer. The speaker concluded that the issue of setbacks to a cemetery is also a concern for residents in his neighbourhood.

Silvia Rasche, 3890 Garden Grove Place, Burnaby appeared before Council to indicate her support for the subject bylaw. The speaker is concerned about the affect on the view of surrounding residences if the proposal presented by SCI is accepted. Ms. Rasche supports the CD zoning component of the bylaw as it would allow Forest Lawn greater flexibility in how they develop the site.

Tina Dreger, 4360 Garden Grove Place, Burnaby came before members of Council to express support for the text amendment. The speaker is particularly in favour of the 60 foot setback requirement from residences and also the option for cemeteries to have CD zoning.

William Walters, 4949 Thornwood Place, Burnaby appeared before Council in support of the zoning bylaw amendment. The speaker questioned the priorities of a multinational corporation versus those of area residents and he expressed a lack of confidence that the proposal being promoted by SCI will fix the problems associated with drainage from the site. Privacy, suggested the speaker, is an issue of importance for both area residents and the mourners visiting the cemetery and must be considered in deciding setback and screening requirements. Area residents have been impacted by certain funeral ceremonies that take place at Forest Lawn, particularly those that involve burning in barrels.

Pat Ryan, 3890 Garden Grove Drive, Burnaby appeared before Council advising that overall he supports the proposed bylaws and believes they will reduce the conflict between the cemetery and area residents. Mr. Ryan suggests that the visual impact of the cemetery could be decreased by improved landscaping, not only in the buffer area but on the cemetery grounds, particularly around mausoleums and crypts. More trees on the property would also assist with the drainage problem that results from water run-off from the cemetery. The speaker also expressed concern about air quality, fire safety and visual appearance issues related to ceremonies that require burning in barrels in the cemetery.

** Councillor Volkow retired from the Public Hearing at 9:18 p.m.

** Councillor Young retired from the Public Hearing at 9:24 p.m.

Glenn Berlow, 3879 Garden Grove Drive, appeared before Council members advising that, to him, this is an issue of habitat loss, especially bird habitat. With the permission of Mr. Cooley, a previous speaker, Mr. Berlow read the following list of birds identified in the wooded area between Greentree Village and Forest Lawn Cemetery: Hermit Thrush; Varied Thrush; Pileated Woodpecker; Hairy Woodpecker; Downy Woodpecker; Evening Grosbeak; Bushtit; Yellow-rumped Warbler; Yellow Warbler; Northwest Crow; Towhee; Siskin; Goldfinch; Chickadee; Red-shafted Flicker; Yellow-shafted Flicker; Brown Creeper; Red-breasted Nuthatch; Ruby-crowned Kinglet; Cedar Waxwing; Verey; Golden-crown Sparrow; White-crowned Sparrow; Robin; Song Sparrow; Fox Sparrow; Blue Jay; Great-Horned Owl; Junco; Winter Wren; Berwick's Wren; Cooper's Hawk; Sharp-shinned Hawk; Red-tailed Hawk.

Dale Fitzpatrick, 3878 Garden Grove Drive, Burnaby appeared before Council advising that he supports the proposed bylaw and is opposed to the 20 foot buffer proposed by SCI as an alternative to the 60 foot setback provided in the new bylaw. Mr. Fitzpatrick urged Council to enter negotiations with Forest Lawn in order to preserve the entire wooded area located on the cemetery.

** Councillor Volkow returned to the Public Hearing at 9:36 p.m. and took his place at the Council table.

** Councillor Redman retired from the Public Hearing at 9:38 p.m.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before members of Council expressing her support for the zoning bylaw amendment. The speaker advised that she would prefer to not see the Forest Lawn property developed in any way; however, if it must be developed then it should be done in such a way as to minimize impact on the environment and area residents. In this regard Ms. Chami submitted suggestions to Council with regard to the protected area, landscaping, stream enhancement and environmental assessment. Ms. Chami advised that she has received a copy of a report from the Ministry of Environment, Lands and Parks with regard to the Forest Lawn site and submitted it to Council for inclusion with her letter on this matter. A copy of the material submitted by the speaker is on file in the Office of the City Clerk.

** Councillor Young returned to the Public Hearing at 9:30 p.m. and took his place at the Council table.

** Councillor Rankin retired from the Public Hearing at 9:30 p.m.

Peter Demers, 4872 Hickory Court, Burnaby appeared before Council member to express his support for the proposed bylaw.

Dale Swann, 4824 Hickory Court, Burnaby advising that while he does not support the removal of trees from the cemetery site he does support the proposed bylaw.

** Councillors Rankin and Redman returned to the Public Hearing at 9:39 p.m. and took their places at the Council table.

Ron Churchill, 3872 Garden Grove Place, Burnaby appeared before Council to advise that he supports the subject bylaw. Mr. Churchill commended Forest Lawn for being good neighbours, however, he urged them to become aware of the needs of the community with regard to their use of their land.

James Gallison, 4782 Garden Grove Drive, Burnaby appeared before members of Council to indicate his support for the bylaw. Mr. Gallison informed Council he would like to see something worked out that is fair for everyone, but he is concerned about the loss of habitat for the wildlife that lives behind his property.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 10880.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10880 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing (Zoning) do now recess"

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) recessed at 9:47 p.m.

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MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) reconvened at 9:56 p.m. with Councillors Corrigan and Johnston absent.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 8, 1999" - BYLAW NO. 10881

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to reflect an increase in the rezoning application fee for larger projects, from \$20 to \$21 per 100 m² of additional land area for sites greater than 1,700 m² in area.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 10881.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10881 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 9, 1999" - BYLAW NO. 10885

Rez. #98-43

1621 Springer Avenue - located on the northwest corner of Springer Avenue and Dellawn Drive

Lot 196, D.L. 126, Grp. 1, NWD, Plan 31611

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From: R2 Residential District

To: R3 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into two lots in order to construct two new single-family dwellings.

A letter dated 1999 February 15 was received from Frederick Kranz, 642 Southborough Drive, West Vancouver, owner of 1610 Springer Avenue, advising he has no objection to the proposed application

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-43, Bylaw No. 10885.

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 Rez. #98-43, Bylaw No. 10885 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:00 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I

