

1999 SEPTEMBER 21

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1999 September 21 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)  
Councillor D.R. Corrigan (Arrived 7:40 p.m.)  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor D.A. Lawson  
Councillor C.M.H. Redman  
Councillor N. M. Volkow

ABSENT: 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 7:30 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 44, 1999" - BYLAW NO. 10993

Rez. # 99-13

8745 Government Street - located on the north side of Government Street just east of the Gaglardi Way overpass.

Pcl. "A" (Expl. Plan 9504) Exc.: Part on SRW Plan 36614 of Lot 2, D.L. 10, Grp. 1, NWD Plan 6980

From: R1 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District with a maximum FAR of 0.53 and Lougheed Town Centre Plan guidelines and in accordance with the development plan entitled "Habitat For Humanity Greater Vancouver" prepared by Gerald Longson Architect)

The purpose of the proposed zoning bylaw amendment is to permit the development of a townhouse project.

1999 September 21

Gloria Levy, 522 Moberly Road, Vancouver appeared before members of Council on behalf of Habitat for Humanity, the rezoning applicant. Ms. Levy provided a brief history of Habitat for Humanity, a non-profit organization, whose goal is to eliminate poverty housing. The organization which was founded internationally in Georgia, U.S.A. in 1976 and locally in 1994 includes well-known members such as former American President Jimmy Carter and Right Honourable Edward Shreyer, former Governor General of Canada. The program's goal of building homes for the "working poor" (people with income but still living below the poverty level) is achieved by working with the community utilizing donated, recycled building materials and working with volunteer labour. The recipient families are selected on the basis of need and are required to invest 500 hours of labour as a down payment. The mortgage is interest-free and measures are in place to ensure the right candidates are chosen for the program. Habitat for Humanity solicits donations of money, labour, and "in kind" support from businesses and individuals.

In conclusion, Ms. Levy encouraged Council to support this application and requested, if the application is approved, Habitat for Humanity be permitted to undertake a ground-breaking ceremony prior to November 17 in order to qualify for 1999 funds.

Keven Stephens, 3320 Findley Street, Vancouver appeared before Council members, on behalf of New Life Community Church, expressing support for the rezoning application. New Life Community Church is located almost immediately adjacent the subject site, the speaker informed Council, and is currently in negotiations with the Crown to purchase the piece of property that separates the church property from the subject site. Ms. Stephens advised that members of the Church are excited about the prospect of having the subject site developed and especially that it will benefit the community by providing much needed housing for persons living below the poverty line.

Ms. Stephens informed Council that New Life Community Church have been actively communicating with the rezoning applicant, Habitat for Humanity, offering them use of their meeting room and water and power to the site during construction. On a personal basis, Ms. Stephens advised she is a volunteer member of Habitat for Humanity because she sees the value in providing this type of housing and as an interior designer is excited to use her skills to benefit others. The speaker concluded by encouraging support for the subject 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 #99-13, Bylaw No. 10993.

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

1999 September 21

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #99-13 , Bylaw No. 10993 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 45, 1999" - BYLAW NO. 10994

Rez. # 99-23

7180/92 Kingsway & 7234, 7242 & 7252 Acorn Avenue - located at the southeast corner of Kingsway and Acorn Avenue.

Lots A, B & C, D.L. 95, Grp. 1, NWD Plan 6229, Lot D, D.L. 95, Grp. 1, NWD Plan 4892, Lots 3, 4 & 5, D.L. 95, Grp. 1, NWD Plan 1787

From: R5 Residential District and C3 General Commercial District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District with bonus and C3 General Commercial District and P2 Administration and Assembly District use and density and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway & Acorn Proposed Mixed Use" prepared by James KM Cheng Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a mixed-use commercial and high-rise residential project with community amenity space.

Margaret Stevens, librarian at the Kingsway Branch of the Burnaby Public Library appeared before Council to express concerns of the library staff regarding this application. The speaker advised that, because underground parking is proposed for this new development, parking could become an issue since most people prefer surface parking; resulting in the possibility visitors will park in the library parking lot and walk to the adjacent building. The speaker suggested that it is unlikely signage will effectively discourage this and monitoring, although effective, is not a viable solution.

Ms. Stevens also inquired about plans for the intersection of Hall Avenue and Kingsway in relation to this application. Increased density on the south side of Kingsway will result in more pedestrians crossing at this intersection and the speaker suggested that consideration be given to installing a fully actuated traffic signal at this intersection rather than the pedestrian actuated one currently being used.

The speaker further suggested that construction of crosswalks on both sides of Hall Avenue be considered because so many of the residents in the area are seniors and both sides of Hall Avenue are pedestrian destination points.

Della Doyon, 7288 Acorn Avenue, Burnaby appeared before Council to express some concerns and questions to Council regarding the subject application. Ms. Doyon advised that she resides in the building directly south of the subject site and inquired if it is intended, in conjunction with this development, to provide lighting in the pedestrian lane that will run directly adjacent their property to Acorn Avenue and whether there are plans for metered parking along Acorn Avenue. Ms. Doyon expressed concern about the increased pedestrian activity that will take place adjacent their property as a result of this development. Lastly, the speaker inquired about landscaping for the site, particularly what trees will be planted and where.

Joanfe Chisolm, 7171 Beresford Street, Burnaby appeared before Council members to inquire about which city-owned lot is included in the development site. Ms. Chisolm was also interested in what, if approved, the start and completion date will be for the proposed project.

Mr. D.G. Stenson, Director Planning and Building advised that the city-owned lot included in the development is 7252 Acorn Avenue, the most southerly lot of the development area.

James Cheng, Architect, the rezoning applicant, appeared before Council members to respond to the query of a previous speaker regarding the proposed construction schedule. If Council approves rezoning the subject site it is expected that construction would begin in April of 2000 and that construction would be approximately a one and one-half year process.

Eva Howie, 7288 Acorn Avenue, Burnaby appeared before Council to inquire about the community space that is included in the subject development proposal and who would occupy this space.

The Director Planning and Building advised that there is a process for identifying community groups who require space and then an analysis is conducted to see which group would be most suitable for the site.

1999 September 21

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #99-23, Bylaw No. 10994.

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 #99-23 , Bylaw No. 10994 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR VOLKOW


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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:10 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I