

1999 MARCH 23

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1999 March 23 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor D.R. Corrigan
Councillor D.G. Evans
Councillor D.A. Lawson (Arrived 7:33 p.m.)
Councillor N. M. Volkow
Councillor J. Young

ABSENT: Councillor D.N. Johnston
Councillor L.A. Rankin
Councillor C.M.H. Redman

STAFF: Mr. Ken Ito, Assistant Director Current Planning
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. 10, 1999" - BYLAW NO. 10899

Rez. #98-34

Ptn. of 6828 Station Hill Drive - located southwest of the SkyTrain line, and fronts on Southpoint Drive, Sandborne Avenue and Station Hill Drive

Ptn. of Lot 2 Except: Part in Plan LMP19410, D.L. 171, Group 1, NWD Plan 83203

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District use and density and Edmonds Town Centre Plan development guidelines, and in accordance with the development plan entitled "City in the Park IV" prepared by Lawrence Doyle Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a high-rise and low-rise multi-family residential development.

A letter dated 1999 March 23 was received from Esaine Kwai Ching Mo, 6819 Southpoint Drive, Burnaby advising of her objection to the subject application which she feels will generate more noise, traffic and decrease the value of her property.

Larry Doyle, 200 - 1450 Creekside Drive, Vancouver, rezoning applicant and architect, appeared before members of Council to provide an overview of the proposed rezoning amendments to the City in the Park development. Mr. Doyle informed Council that the original concept for the development included seven high-rise towers surrounding a central formal garden and, using large site plans, he displayed the original site configuration to Council.

** Councillor Lawson entered the Council Chamber at 7:33 p.m. and took her place at the Council table.

The speaker went on to explain that the third of the seven towers is now nearing completion; however, contrary to the original plan, the development can no longer accommodate the seventh tower adjacent Sandborne Avenue because the development company was unable to acquire the necessary property. That property has now been redeveloped with new single and two-family residential units. Mr. Doyle then displayed for Council the new re-configured site proposal which now includes 2-3 storey townhouse and apartment units fronting on Sandborne and the existing City in the Park garden. The speaker explained that the concept provides for very tall, slim, sculptured towers in a parklike setting, with the townhouses blending towards grade level. The taller slimmer buildings will provide more light and space for all occupants of the buildings as well as providing wider view corridors for more residents. Mr. Doyle advised that some residents indicated, at a recently held information meeting on the proposal, they are concerned that units located at higher levels may have views restricted by the increased height of the proposed towers.

John Kennett, 2303 - 6888 Station Hill Drive, Burnaby, representing residents of the Savoy Carlton, appeared before members of Council to express opposition to the rezoning proposal. The speaker advised that he and other owners within The City in the Park are disturbed about the lack of input solicited from area residents, the lack of information provided regarding the proposed changes and the short period of time given prior to this Public Hearing.

Mr. Kennett advised that the display models utilized when selling the occupied and soon-to-be-occupied City in the Park towers indicated that towers in subsequent phases would be shorter and stubbier than those being proposed in this rezoning and further, at no time was there any indication that townhouses would be included in the development. The staggered heights proposed in the original plan and the openness of an all high-rise development were important elements in the appeal of the project for purchasers.

In conclusion, Mr. Kennett suggests that no changes should take place to the development plan until a complete consultation process has been undertaken with property owners. The current owners feel the value of their property is contained within the guidelines of the original master plan for City in the Park and are opposed to any amendment which would have a negative impact on their investments. Mr. Kennett submitted a petition containing 39 signatures, the text of the petition is as follows and a copy is on file in the Office of the City Clerk:

“We, the undersigned, are opposed to the amendments to the master plan (#25/89) for City in the Park. We oppose the increase in height of Towers IV and V and the inclusion of townhouses with Tower IV.”

Essie Djfariaf, 3023 Mathers Street, West Vancouver appeared before members of Council advising that as a potential purchaser in “The Claridges”, the third tower, and an architect he supports the proposed application. The speaker considers the slimmer towers to be more fitting to the development and the townhouse provide facade a suitable blending into the surrounding neighbourhood.

Joe Miller, 3001 - 6838 Station Hill Drive, Burnaby appeared before Council, representing the owners of The Belgravia, to express opposition to the rezoning proposal. The speaker advised that when he and other owners of The Belgravia, the second tower built in The City in the Park, purchased their units they understood the remainder of the development would comprise six to seven towers and that the remaining towers would be shorter than The Belgravia. Mr. Miller advised that, at no time, was there ever any indication that townhouses would be included in the development and he is strongly opposed to the proposal to add townhouses to the development. The speaker suggests that the addition of townhouses to the development goes against the very concept that prompted most purchasers to buy into The City in the Park development.

In conclusion, Mr. Miller urged Council to turn down the rezoning application. Mr. Miller provided a petition containing 88 signatures. The petition is on file in the Office of the City Clerk and the text is contained hereunder:

“We the undersigned owners in The Belgravia, 6838 Station Hill Drive object to the proposed increase in the numbers of units to be constructed in the City in the Park development, per the requests for re-zoning, Ref. No. 98-34, 98-36 and 98-37.”

In response to an inquiry from Council as to the amount of square footage provided in open space under the new proposal as opposed to the old, the Assistant Director Current Planning advised he did not have that information available at this time but would provide it to Council at a later date.

Brian Fong, 2901 - 6838 Station Hill Drive, Burnaby appeared before Council members and advised that he is opposed to the rezoning application because when he purchased in The Belgravia his decision was based on the site model indicating future towers would be shorter. Mr. Fong also advised that he understood that phasing of construction would be significantly different -- the remaining towers would be built counter-clockwise -- allowing him an unobstructed view for a longer period of time. With regard to the proposed townhouses, Mr. Fong advised they were never an option discussed when he purchased and their proposed location would have a detrimental affect by blocking the garden off from the street and making the garden less open and accessible.

In conclusion, Mr. Fong indicated he does not support the concept of density shifting to allow the increased height of the towers and the proposal to include townhouses to the development is not acceptable.

Frank Jorgensen, 2103 - 6888 Station Hill Drive, Burnaby appeared before Council to express his opposition to the subject rezoning. Mr. Jorgensen advised that the developers of City in the Park allowed the purchase of properties required to build the seventh tower to slip away from them and are now trying to regain lost units at the expense of existing property owners. Mr. Jorgensen advises that as the owner of a "leaky condo" he is opposed to any change that would further reduce his investment in his property.

Mary Ellen Juba, 6838 Station Hill Drive, Burnaby appeared before members of Council to express opposition to the subject rezoning. The speaker submits that the developers did not purchase the necessary land for the seventh tower and, therefore, have no right to add more housing onto the other development sites.

Richard Trueman, 7345 Sandborne Avenue, Burnaby came before Council members to express his concern about the condition of the site planned for phase six of the City in the Park. Mr. Trueman advised that he looks out onto a pile of dirt and suggested that the development company put some effort into improving the appearance of the property.

Bob Rennie, 301 - 1650 W. First Avenue, Vancouver appeared before Council members advising realtor involved with the initial marketing of The Belgravia and marketing of the The Claridges. Mr. Rennie requested clarification as to whether there was an increase in density being applied for in this application.

In response to this inquiry, Mr. Ken Ito, Assistant Director Current Planning advised that the original development had been approved for a density of 1.7; this application still qualifies for a density of 1.7.

Mr. Rennie advised that with the density remaining at 1.7 there would have to be some kind of change to the buildings from the original proposal, either the buildings would need to be taller or bulkier or townhomes added to add the additional units. For information purposes, Mr. Rennie informed Council, that the developer has assured him that the townhouses will be of concrete not wood-frame construction

John Lee, 6838 Station Hill Drive, Burnaby appeared before Council members to express his opposition to the subject proposal. Mr. Lee is opposed to the addition of townhouses to the development, especially since there was never any mention of townhouses when he purchased and he is also concerned that the order in which the phases are to be constructed has also changed.

Jim Durrant, 906 - 6838 Station Hill Drive, Burnaby came before members of Council to advise he is opposed to the subject rezoning. Mr. Durrant is opposed to the idea of transferring a portion of the garden site to allow for the increased height of the subject tower. Mr. Durrant is also concerned that there is no assurances that the townhouse component would be of concrete construction, not wood.

Fred Philps, 2604 - 6838 Station Hill Drive, Burnaby appeared before Council to express opposition to the subject application. The speaker informed Council that one of the reasons he bought in The Belgravia was because he was told the towers remaining to be constructed would be lower, thus, providing an unobstructed view -- the subject proposal would make that impossible. Mr. Philps is concerned that the garden, which is intended to be visible, accessible and enjoyed by all residents will be cut off by the construction of the proposed townhouses and destroy the whole park concept. The speaker contends the addition of townhouses to the development offends the use of the property and urges Council to re-consider allowing the mixed concept.

George Coucopoulos, 2601 - 6838 Station Hill Drive, Burnaby appeared before members of Council to advise of his opposition to the rezoning proposal. The speaker informed Council he purchased in The Belgravia because of its view and had been assured that the remaining buildings to be built would be shorter and built in a counter-clockwise phasing, preserving the views for as long as possible. Mr. Coucopoulos is strongly opposed to the proposed change in development for City in the Park.

** Councillor Young retired from the Public Hearing at 9:22 p.m.

Maria Geizer, 601 - 6838 Station Hill Drive, Burnaby appeared before members of Council expressing opposition to the rezoning application. The speaker advised that the proposed town homes will not benefit anyone in the development, they will spoil the concept of City in the Park and she can see no reason to allow them.

Sharim Malek, representing Station Hill Park Development Corp., developers of City in the Park, appeared before Council members in support of the subject application. The speaker advised that in the early stages of development of City in the Park the biggest area of concern to potential purchasers of the Savoy Carlton was the potential seventh tower of the development -- the seventh tower has now been deleted from the plan. The deletion of the seventh tower has left a pocket of undeveloped land and it is proposed that with a re-distribution of the F.A.R. the townhouses and additional tower height could be added without any increase in density to the development. Mr. Malek suggests that because the Belgravia has been built at a higher elevation than the new towers there should not be great difference in the views. Lastly, Mr. Malek explained that the townhouses are not shown on the display models for potential purchasers because they have not yet been approved by Council.

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

Lawrence White, 705 - 6888 Station Hill Drive, Burnaby appeared before Council advising of his opposition to the proposed application. Mr. White advised that the formal gardens are intended to be shared and enjoyed by everyone, however the way the proposed townhouses will be located those residents will receive the most benefit of the garden. In conclusion, Mr. White advised that the changes contained in the rezoning application will result in depreciation in value to the existing residences.

Doug Welbanks, 1206 - 6838 Station Hill Drive, Burnaby appeared before Council advising that, as a resident of The Belgravia, he is strongly opposed to the rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10899.

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 Rez. #98-34 Bylaw No. 10899 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 11, 1999" - BYLAW NO. 10900

Rez. #98-36

6833 Station Hill Drive and Ptn. Of 6828 Station Hill Drive - located on Station Hill Drive northeast of Sandborne Avenue.

Lot 3, D. L. 160 & 171, Group 1, NWD Plan LMP 19410, Ptn. of Lot 2, Except Part in Plan LMP 19410, D.L. 171, Group 1, NWD Plan 83203

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "City In the Park V" prepared by Lawrence Doyle Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a high-rise apartment building.

1999 March 23

A letter dated 1999 March 23 was received from Esaine Kwai Ching Mo, 6819 Southpoint Drive, Burnaby advising of her objection to the subject application which she feels will generate more noise, traffic and decrease the value of her property.

A petition containing 39 signatures was received in opposition to the subject application. A copy of the petition is on file in the Office of the City Clerk and the text is as follows:

“We, the undersigned, are opposed to the amendments to the master plan (#25/89) for City in the Park. We opposed the increase in height of Towers IV and V and the inclusion of townhouses with Tower IV.”

A petition containing 88 signatures was received in opposition to the subject application. The petition is on file in the Office of the City Clerk and the text is contained hereunder:

“We the undersigned owners in The Belgravia, 6838 Station Hill Drive object to the proposed increase in the numbers of units to be constructed in the City in the Park development, per the requests for re-zoning, Ref. No. 98-34, 98-36 and 98-37.”

John Kennett, 8303 - 6888 Station Hill Drive, Burnaby appeared before Council to advise of his opposition to the rezoning application. Mr. Kennett advised that the petition submitted in opposition to Rez. #98-34 also applies to the subject rezoning.

Joe Miller, 3001 - 6838 Station Hill Drive, Burnaby appeared before Council to express opposition to the rezoning application. The speaker is opposed to the increased height of the proposed tower.

** Councillor Corrigan retired from the Public Hearing at 9:45 p.m.

George Coucopoulos, 3838 Station Hill Drive, Burnaby appeared before members of Council to express his opposition to the subject rezoning. The speaker informed Council that he believes the proposed changes in this and the previous application will have a detrimental affect on the value of his property.

Mary Ellen Juba, 6838 Station Hill Drive, Burnaby appeared before Council advising of her opposition to the proposal to replace the original concept of seven towers with the subject higher tower as well as the townhouses in the other application.

Brian Fong, 2901 - 6834 Station Hill Drive, Burnaby appeared before Council members to express opposition to the subject application. Mr. Fong is opposed to the increased height of the tower and the change in construction phasing as well as the townhouses in the other application.

Fred Philps, 6838 Station Hill Drive, Burnaby appeared before members of Council advising he is opposed to the proposed increase in the height of the subject building.

** Councillor Corrigan returned to the Council Chamber at 9:48 p.m. and took his place at the Council table.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10900.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing relating to Rez. #98-36 Bylaw No. 10900 be now terminated."

CARRIED UNANIMOUSLY

** Councillor Young retired from the Public Hearing at 9:55 p.m. and did not return.

3. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 12, 1999" - BYLAW NO. 10901

Rez. #98-37

6828 & 6833 Station Hill Drive - located on Station Hill Drive northeast of Sandborne Avenue

Lot 2 Except: Part in Plan LMP 19410, D.L. 171, Group 1, NWD Plan 83202, Lot 3, D.L. 160 & 171, Group 1, NWD Plan LMP 19410

1999 March 23

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines) and M2 General Industrial District

To: Amended CD Comprehensive Development District (based on RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "CITP" prepared by Lawrence Doyle Architect)

The purpose of the proposed zoning bylaw amendment is to establish revised community plan guidelines and accomodate re-subdivision.

A letter dated 1999 March 23 was received from Esaine Kwai Ching Mo, 6819 Southpoint Drive, Burnaby advising of her objection to the subject application which she feels will generate more noise, traffic and decrease the value of her property.

A petition containing 39 signatures was received in opposition to the subject application. A copy of the petition is on file in the Office of the City Clerk and the text is as follows:

"We, the undersigned, are opposed to the amendments to the master plan (#25/89) for City in the Park. We opposed the increase in height of Towers IV and V and the inclusion of townhouses with Tower IV."

A petition containing 88 signatures was received in opposition to the subject application. The petition is on file in the Office of the City Clerk and the text is contained hereunder:

"We the undersigned owners in The Belgravia, 6838 Station Hill Drive object to the proposed increase in the numbers of units to be constructed in the City in the Park development, per the requests for re-zoning, Ref. No. 98-34, 98-36 and 98-37."

Joe Miller, 6838 Station Hill Drive, Burnaby appeared before members of Council to advise of his opposition to the proposed bylaw.

John Kennett, 2303 - 6888 Station Hill Drive, Burnaby appeared before Council to advise of his opposition to the subject application. The speaker questioned whether there is any quarrantee or even specific information as to what materials will be used in construction of the proposed townhouses. In conclusion, the speaker reiterated his comment on the first application that more public input and consultation with residents is necessary before any change is approved to the City in the Park development.

Rudy Myers, 2701 - 6838 Station Hill Drive, Burnaby appeared before Council to express concern that this transfer could in some way affect the garden because the transfer is legally breaking the garden in half. Mr. Myers is opposed to the proposed change in development format and expressed a concern that current residents are being let down by the Planning Department in approving the change. In conclusion, Mr. Myers informed Council that he believes his investment in property will be jeopardized if this application is approved.

Lawrence White, 705 - 6888 Station Hill Drive, Burnaby appeared before Council to question how this proposed subdivision is to take place, especially since the garden is supposed to be common property shared by all property owners within the development.

In response to a query from Council as to whether the garden is being moved or relocated as a result of the transfer, Mr. Ken Ito Assistant Director Current Planning advised that the garden will not change, it is protected by a protective covenant, and the land transfer is only for the purpose of re-distributing density and is still owned by the development company.

George Coucopoulus, 6836 Station Hill Drive, Burnaby appeared before members of Council to express his opposition to the proposed subdivision. Mr. Coucopoulus questioned what the purpose of the garden land is if it can be subdivided and used to distribute density on the site.

Jim Durrant, 6836 Station Hill Drive, Burnaby appeared before Council in opposition to the proposed application. Mr. Durrant advised that the developer chose not to purchase the lands required to build the seventh tower and should not be permitted to now re-configure the remaining development in order to build more units.

Frank Jorgensen, 2103 - 6888 Station Hill Drive, Burnaby came before Council to question what impact the proposed subdivision will have on maintenance for the garden area. The speaker is concerned that the garden could be legally cut up and owned by specific buildings.

Robert Sobot, 2401 - 6888 appeared before Council to question how far the developer is going to push from the original design concept. The speaker noted that the original design for the development was very nice however, he is opposed to the proposed changes that are a result of an effort to maintain the same density as the original proposal called for.

Larry Doyle, Lawrence Doyle Architects appeared before the members of Council to clarify the following issues with regard to the formal garden and its maintenance: the formal garden is common property; protected by restrictive covenant; it does not have a separate lot but is located on land owned by one or more of the six sites comprising the City in the Park development; maintenance of the garden is and will be shared by all the property owners, regardless of whose property the garden is located on.

In conclusion, Mr. Doyle informed Council that overall there is less square footage of development under this proposal than under the original.

Julia Mei, 304 - 6838 Station Hill Drive, Burnaby appeared before Council to express concern about what impact the transfer of land from one building to another will have on the square footage fees levied on each building site.

John Kennett, 6888 Station Hill Drive, Burnaby appeared before Council to again reiterate his request for further public input and a consultation process.

Joe Miller, 3001 - 6838 Station Hill Drive, Burnaby again appeared before Council to point out that everyone appears to be opposed to all three of the proposed rezoning applications and urged Council to turn the proposals down.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10901.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rez. #98-37 Bylaw No. 10901 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing do now recess."

CARRIED UNANIMOUSLY

The Public Hearing recessed at 10:55 p.m.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing do now reconvene."

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 11:10 p.m. with Councillors Johnston, Rankin, Redman and Young absent.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13, 1999" - BYLAW NO.10902

Rez. #98-51

3475 Gilmore Way - located at the southwest corner of Canada Way and Gilmore Way, within the overall Discovery Place (B.C.I.T.) Site.

Lot 13 except: Firstly: Part subdivided by Ref. Plan 70812, Secondly: Part subdivided by Reference Plan 81989, Thirdly: Part subdivided by Plan LMP 25640, D.L. 71, Goup 1, NWD Plan 59477

From: CD Comprehensive Development District (based on M8a Advanced Technology Research District and Discovery Place Community Plan)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology Research District and Discovery Place Community Plan and in accordance with the development plan entitled "Discovery Place - Building 12" prepared by Bunting Coady Architects)

The purpose of the proposed zoning bylaw is to permit a five storey advanced technology research and office facility over four levels of underground parking.

A letter dated 1999 March 23 was received from Dennis Danielson, 4086 Spruce Street, Burnaby advising he is opposed to any development of "Lot A" however, if the site is to be developed he wishes to point out that the development must conform with the rules and regulations of the Official Community Plan.

A letter dated 1999 March 23 was received from Judith E. Seedhouse, 3950 Linwood Street, Burnaby advising that the loss of trees in the Discovery Park site has resulted in increased noise pollution for neighbouring residents and suggesting that development be stopped and stock taken before its too late.

A letter dated 1999 March 22 was received from Parvin Chami, 3710 Kalyk Avenue, Burnaby on behalf of Friends of Discovery Park Citizens Advisory Committee advising that they are not in favour of development of Lot A; however if it must be developed the writer provides comment on a number of points which will help minimize the impact of the development.

Tom Bunting, 2920 W. 14th Avenue, Vancouver, rezoning applicant, appeared before members of Council to provide information with regard to the subject application. The speaker advised that they have held meetings with adjacent property owners, including the Finish Manor and Friends of Discovery Park, and have worked with them to address their concerns and answer questions. Mr. Bunting provided a brief overview of the proposed development.

In response to a query from Council regarding any natural streams on the site, Mr. Bunting advised that this is a matter currently under investigation by the City of Burnaby Environment Services Division and the Ministry of Environment with regard to a former drainage ditch.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before Council member on behalf of Friends of Discovery Park to express some concerns with regard to the subject application. The speaker read from her letter, that had been received previously by Council, and addressed the following issues: building design; heating and air handling; protected areas; landscaping; underground parking; fencing; stream enhancement; resident-only parking; enforcement of environmental and construction requirements and design changes.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10902.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rez. #98-51 Bylaw No. 10902 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 1999" - BYLAW NO. 10905

Rez. #99-1

Ptn. of 6800 Fourteenth Avenue (to become 6669 Tenth Ave.)

Ptn. of Parcel One, D.L. 171, Group 1, NWD Plan 78141

From: CD Comprehensive Development District (based on M2 General Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District use and density and in accordance with the development plan entitled "Bombardier Transportation Inc." prepared by Christopher Bozyk Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of an assembly and office building for Bombardier Transportation.

Christopher Bozyk, 611 Alexander Street, Vancouver, architect and rezoning applicant, appeared before Council to provide a brief outline of the proposed development. Mr. Bozyk asked that it be noted in the record that Bombardier Transportation had originally intended to underground hydro lines located on the northeast edge of the subject site; however, upon receipt of a preliminary cost estimate from B.C. Hydro, undergrounding is now considered to be too expensive an undertaking at this time and they now intend to relocate the subject poles above-ground.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10905.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rez. #99-1 Bylaw No. 10905 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR CORRIGAN


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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 11:40 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I