

1999 NOVEMBER 23

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

PRESENT: Mayor D. P. Drummond
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor C.M.H. Redman
Councillor J. Young

ABSENT: Councillor D.R. Corrigan
Councillor D.A. Lawson
Councillor L. A. Rankin
Councillor N. M. Volkow

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. 52, 1999" - BYLAW NO. 11027**

Rez. #99-03

1601 Burnwood Drive - located on the southwest corner of Greystone and Burnwood Drives.

Lot 526, D.L.'s 135 & 138, Group 1, NWD Plan 66144

From: CD Comprehensive Development District (based on C2 Community Commercial District)

To: Amended CD Comprehensive Development District (based on C2 and C2a Community Commercial District and in accordance with the development plan entitled "Greystone Village" prepared by Dikeakos Cotter Architects)

The purpose of the proposed zoning bylaw amendment is to permit the renovation of the existing shopping centre to include additional retail floor area and illuminated signage.

John Thomson, 7231 Broadway, Burnaby appeared before members of Council on behalf of Eagle Creek Streamkeepers to express concerns about the condition of Eagle Creek adjacent this property. Mr. Thomson advised that he is not opposed to the rezoning proposal, however

he is very concerned about the amount of garbage that accumulates in Eagle Creek, next to the existing mall on this site. The purpose of the Streamkeepers group, informed the speaker, is to maintain and improve fish habitat in the creek, not to constantly clean it. Mr. Thomson suggested that Council demand greater responsibility from the surrounding property owners and tenants, both from the subject development site and the adjoining G.V.R.D. housing development.

Chris Dikeakos, 4891 Ridgelawn Drive, Burnaby appeared before Council advising he is the architect and rezoning applicant for the subject development proposal. The speaker advised that the site is in need of improvement and updating and this is the first step of this renovation project. Mr. Dikeakos displayed plans showing the improvement/addition area and the look of the proposed improved building design.

In response to query from Council regarding the proximity of Eagle Creek, Mr. Dikeakos advised that at the closest point the stream is approximately 60 feet from the building. With regard to the problem of garbage in the creek Mr. Dikeakos informed Council that the owner of the subject site is very proud of his development and he is sure to undertake whatever steps are necessary to ensure there is no littering from his property.

Rory Taylor, owner IGA Store, 1601 Burnwood Drive, Burnaby appeared before Council in support of the subject application. Mr. Taylor advised that he is totally aware of the concerns, expressed by Mr. Thomson, regarding the creek as his store has contributed to the efforts to clean up the creek. The speaker informed Council that garbage receptacles are placed at locations to the rear of the property, adjacent the creek, but the parking lot is difficult to control. Mr. Taylor advised that there is a lot of pedestrian traffic along the creek by residents traveling to and from the G.V.R.D. housing complex and, further, groups of people are often seen along the creek in the late evening and night.

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

The Advisory Planning Commission wishes to advise that with regard to the vote on the question to SUPPORT the Bylaw was recorded as being equal both for and against the question and the question was declared negived and LOST.

Arising out of the Commission's consideration of this application the following motion was adopted:

"THAT the Advisory Planning Commission inform Council that the motion to SUPPORT the proposed bylaw was LOST due to the provided information indicating the proposed Floor Area Ratio and Site Coverage will be higher than that normally permitted."

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MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing relating to Rezoning Reference #99-03, Bylaw No. 11027 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 1999" - BYLAW NO. 11028

Rez. #99-44

4533 Kingsborough Street - located on the southeast corner of Kingsway and Willingdon Avenue.

Airspace Parcel 7, D.L. 153, Group 1, NWD, Airspace Plan: LMP41438

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District and P2 Administration and Assembly District, and in accordance with the development plan entitled "Church Proposal" prepared by Kingsley K. Lo Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a church within the mixed-use The Crystal development.

A letter dated 1999 November 16 was received from Rev. Edwin Kong, Executive Director, Chinese Christian Mission of Canada urging Council to give this application favorable consideration.

A letter dated 1999 November 19 was received from the owners of #1207, 4500 Kingsway, Burnaby objecting to the subject application for proposed church use.

A letter dated 1999 November 20 was received from Winnie Lam, 4740 Fairlawn Drive, Burnaby in support of the proposed church.

A letter dated 1999 November 20 was received Henry Lam, 4740 Fairlawn Drive, Burnaby in

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support of the proposed church.

A letter was received from Sandra Yip, 6754 Hersham Avenue, Burnaby in support of the subject rezoning application.

A letter dated 1999 November 19 was received from Alice Lee, 5410 Lawrence Drive, Burnaby in support of the rezoning application.

A letter dated 1999 November 19 was received from Lawrence and Karman Lo, 4184 Oxford Street, Burnaby in support of the subject application.

A letter dated 1999 November 21 was received from Jolland Leung, 5460 Shelby Court, Burnaby advising he is in favour of the subject rezoning application.

A letter dated 1999 November 20 was received from the owner of Strata Lot 236, The Crystal, 4500 Kingsway, Burnaby advising the owner is in favour of the rezoning application.

A letter dated 1999 November 20 was received from Patrick at #10, 2801 Ellerslie Avenue, Burnaby expressing support for this application.

A letter dated 1999 November 22 was received from Sharon Leung, 5460 Shelby Court, Burnaby advising she is in favour of the subject application.

A letter dated 1999 November 22 was received from Jolland Leung, 5460 Shelby Court, Burnaby urging Council to give application favorable approval.

A letter dated 1999 November 21 was received from Patrick Pang, 6532 Elwell Street, Burnaby agreeing with the proposed application.

A letter dated 1999 November 22 was received from Paul Cheung, 38 - 5298 Oakmount Crescent, Burnaby expressing support for the rezoning application.

A letter dated 1999 November 20 was received from Pastor David Carson, First Century Church, 8266 Rosswood Place, Burnaby registering support for the proposed zoning amendment.

A letter dated 1999 November 19 was received from Rev. Edwin Kong, Executive Director, Chinese Christian Mission of Canada, 4188 Fraser Street, Vancouver clarifying the objective of CCM Canada. The writer advises the application was submitted only after consultation with the Burnaby Planning Department; sufficient parking will be provided and the church will serve all cultures and ethnic groups.

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A letter dated 1999 November 20 was received from Anne Kan, 3748 Rumble Street, Burnaby advising she is in favour of the subject rezoning application.

A letter dated 1999 November 20 was received from the owner of Strata Lots 269 and 178, 4500 Kingsway, The Crystal advising he is in favour of the subject rezoning application.

A letter was received from Pat and Rebecca Fung, 8522 Timber Court, Burnaby urging Council to give this application favourable approval.

A letter dated 1999 November 20 was received from S.C. Chiu and W.Y. Wong, owners of 1205 - 4500 Kingsway, advising of their objection to the proposed zone change.

A letter was received from Candy, Daisy and Carmen Lo, 7477 18th Avenue, Burnaby expressing support for the rezoning application.

A letter was received from Regina Leung, 6825 Yeovil Place, Burnaby expressing support for the proposed bylaw amendment.

A letter was received from Wilson Ma, 4285 Price Crescent, Burnaby advising the writer is in favour of the subject application.

A letter dated 1999 November 22 was received from Monica Chan, 301 - 5885 Olive Avenue, Burnaby in support of the proposed application.

A letter dated 1999 November 22 was received from Joseph Tso, 6686 Lakeview Avenue, Burnaby in support of the rezoning proposal.

A letter dated 1999 November 21 was received from Kit Yee Wong, 4066 Albert Street, Burnaby advising the writer is in favour of the rezoning application.

A letter dated 1999 November 19 was received from Nan Phon Bach, (no address provided) in support of the subject application.

A letter dated 1999 November 22 was received from Man Kam, 6825 Yeovil Place, Burnaby expressing support for the proposed zoning bylaw amendment.

A letter dated 1999 November 22 was received from Kenneth and Esther Poon, 5555 Meadedale Drive, Burnaby advising of their support of the proposed rezoning.

A letter dated 1999 November 22 was received from Susanna C. W. Ma, 4645 Charlotte Court, Burnaby advising the writer is in favour of the Chinese Christian Mission project in the Crystal.

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A letter dated 1999 November 22 was received from Eddy Chan, 1495 Willingdon Avenue, Burnaby requesting Council support for the subject rezoning.

A letter dated 1999 November 22 was received from Esther Loewan, 208 - 9202 Horne Street, Burnaby in support of the subject bylaw amendment.

A letter dated 1999 November 23 was received from Tat S. Chan, 8069 McPherson Avenue, Burnaby advising the writer is in favour of the rezoning application.

A letter dated 1999 November 20 was received from Alice (no last name provided) at #10 - 2801 Ellerslie Avenue, Burnaby in support of establishment of the proposed church.

A letter dated 1999 November 22 was received from Stanley Au, 6157 Dickens Street, Burnaby in support of the rezoning application.

A letter dated 1999 November 22 was received from Margareta Shiu, 38 - 5298 Oakmount Crescent, Burnaby in support of the proposed church.

A letter dated 1999 November 22 was received from Rona Ho, 1101 - 7361 Halifax Street, Burnaby expressing support for the church proposal.

A letter dated 1999 November 21 was received from Casey Wong, 4636 Napier Street, Burnaby advising the writer is in favour of the rezoning application.

A letter dated 1999 November 19 was received from Daisy Kong, 13 - 9000 Ash Grove Crescent, Burnaby in support of the subject church proposal.

A form letter petition containing 23 signatures was received in support of the subject rezoning application. The text of the petition reads as follows:

"I fully support the rezoning application made by Chinese Christian Mission of Canada for church facility in The Crystal complex at Metrotown."

A form letter petition containing 3 signatures was received in support of the subject rezoning application. The text of the petition reads as follows:

"I like to express my personal support of the rezoning application at the corner of Willingdon and Kingsway for a church.

Spiritual aspect is an important fibre in our community. The existence of a church as proposed is excellent and demonstrates the insight of our government."

A form letter petition containing 15 signatures was received in support of the subject

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rezoning application. The text of the petition reads as follows:

“I am excited to see the application made at the Crystal for a non-traditional church for our fast growing world class city of Burnaby.

Metrotown is very central to all walks of life and is providing multiple facilities to use as citizens. However, churches are being excluded Please allow this application to be approved because this is very important.”

A form letter petition containing 16 signatures was received in support of the subject rezoning application. The text of the petition reads as follows:

“I, as a citizen of the City of Burnaby am in favour of the rezoning application made by CCM Canada at the Crystal on Willingdon and Kingsway.

Their proposal is beneficial to our growing community.”

A form letter petition containing 23 signatures was received in support of the subject rezoning application. The text of the petition reads as follows:

“I am in favour of the rezoning application made by Kingsley Lo Architect at Willingdon and Kingsway for the setting up of a church.

This is an excellent idea since our society is so materialistically inclined and have neglected the spiritual needs of our beings.

Your favourable consent is necessary.”

A form letter petition containing 12 signatures was received in support of the subject rezoning application. The text of the petition reads as follows:

“ I am in favour of the rezoning application made by the Chinese Christian Mission of Canada to set up a non-traditional church at Crystal Place.

This will serve the community well and can address personal needs for all walks of people. There have been many incidences that church work can turn a criminal to a good person. One church is better than 2 police stations. Low crime rate can save money for the city of Burnaby and help the residents of Burnaby to live a better life in their community.

I urge the Council Members to give this application a favorable approval.”

A petition containing 486 signatures was received in support of the subject rezoning application. The text of the petition reads as follows:

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“We, the undersigned, are in favor of the rezoning application made by the Chinese Christian Mission of Canada to develop a non-traditional church at the Crystal on Kingsway and Willingdon. The services proposed will serve the spiritual and social needs of our community. We urge the Council members to give this application a favorable approval.”

A petition containing 10 signatures was received expressing opposition to the subject rezoning application. The text of the petition reads as follows:

“We are writing to express our strong opposition to the proposed amendment to Bylaw No. 53, 1999 Bylaw No. 1102 Rez. #99-44, concerning the development of a church within the Crystal development.

Traffic congestion in the Kingsway - Willingdon area has already grown to intolerable proportions. Many residents in this high density area choose to walk to conduct their daily business, and find that crossing streets is truly hazardous because of the extremely high volume of vehicular traffic. Drivers are so intent on jockeying for space that they ignore pedestrians. Also, it is not unusual to see cars backed up to Maywood or beyond, waiting to get into the Metrotown area. We find it inconceivable that anyone would propose increasing traffic in this area.

Secondly, as there is only pay parking at the Crystal even more pressure would be put on public parking in the vicinity where there is no charge. These lots are already full to capacity, particularly on weekends.

Further, there are already numerous churches in close proximity, many of which offer multilingual church services, including notably Willingdon Community Church and a number of other churches of all denominations, that attract a cross section of the community. This is a laudable attempt to utilize more fully, buildings which might otherwise be empty most of the time. It seems more reasonable to provide for the integration of the community, rather than promoting more isolation of certain segments of society. We believe the proposed new church is unnecessary.

Finally, when the developer presented the original plans to City Council for approval, that was the time for him to include the possibility of a church on the site. As it was, the public understood that the multi-use Crystal was to include a hotel, a bank and other retail and commercial space. It is entirely inappropriate to now try to change the direction of the development.”

A letter dated 1999 November 22 was received from Tack Hing Lau, 79 - 6700 Rumble Street, Burnaby advising he is in favour of the rezoning application.

A letter dated 1999 November 23 was received from Audrey and Wolfgang Strucktrup, 201 - 4105 Imperial Street, Burnaby registering their support for the proposed amendment.

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A letter dated 1999 November 21 was received from Eliza Chang, 9110 Wilberforce Street, Burnaby expressing strong support for the proposed new church.

A letter dated 1999 November 22 was received from Margo Greiner, President, Margo Greiner & Associates Inc., 7384 Charlford Avenue, Burnaby in support of the subject application.

A letter dated 1999 November 22 was received from Sau Han Wong, 4285 Price Crescent, Burnaby advising the writer is in favour of the subject proposal.

A letter dated 1999 November 22 was received from Deborah Ma, 4285 Price Crescent, Burnaby advising the writer is in favour of the subject proposal.

A letter dated 1999 November 23 was received from T. Janet Butts, 6790 Dow Avenue, Burnaby expressing support for the subject church rezoning.

A letter dated 1999 November 23 was received from Margaret Lee, 7138 Trudy Court, Burnaby expressing support for the subject rezoning application.

A letter dated 1999 November 23 was received from Ka Hong Cheung, 4268 Castlewood Crescent, Burnaby expressing support for the subject rezoning application.

William Lim, 1737 Matthews Avenue, Vancouver appeared before members of Council advising that he is counsel for the Chinese Christian Mission (CCM), owner of the subject site, and its representative for this Public Hearing. Mr. Lim explained that the goal of the mission is provide, in cooperation with other Christian organizations, alternative church services, counseling services, outreach programs, lectures and entertainment. The Mission is not proposed to be open on Sundays as its purpose is to complement or provide alternative services to traditional churches, not to compete with them. It is expected that church services will be provided weekdays, probably at noon hour and during the evening with services being provided in Chinese and English and, possibly, Korean and Japanese. Chinese Christian Mission operates a similar facility in Calgary which has been extremely successful and CCM feel the Greater Vancouver area is an ideal location for such a facility. Mr. Lim reassured Council that the services being provided will be mostly ideological/intellectual in nature and services such soup kitchens or food banks are not in their mandate, nor is the public distribution of literature or door-to-door canvassing.

Mr. Lim concluded that Metrotown is considered to be an ideal location for this proposal because of its central location and close proximity to transit.

In response to queries from Council Mr. Lim provided the following responses and clarification: square footage of the facility would allow for a maximum capacity of 400 persons but the sanctuary will be separated into three sections which would only allow for 1/3 of that capacity; the facility operated by CCM in Calgary is located on the 2nd floor of a 7 storey, mixed use complex; CCM is considered to be a para-church organization which works

in conjunction with traditional Christian churches, and; the subject church is proposed to be located adjacent the food court in the mall.

David Carson, 8266 Rosswood Place, Burnaby appeared before Council members on behalf of the First Century Church Metrotown to express support for the rezoning proposal. The speaker commends the proposal as meeting the needs of a changing society by giving way to variety and innovation while supporting the introduction of religious values as a way of teaching good social and moral responsibility and, finally, views the proposal as an investment in the prosperity of Burnaby. Mr. Carson explained that First Century operates its service out of Eaton Centre and he fully supports the mall environment for a church and urged Council to give favourable consideration to this application.

Sam Lake, Sam Lake Medical Research Foundation, 302 - 4538 Kingsway, Burnaby appeared before members of Council advising that as a new tenant of the Crystal he supports the rezoning proposal. Mr. Lake advised he commends the developer of the Crystal for sticking with this project and seeing it to a lovely, successful completion especially during what has been a difficult economic time. Mr. Lake also commends the Chinese Christian Mission for taking on this project, which must be a costly venture, with such commitment.

May Wong, 6241 Buckingham, Burnaby appeared before Council to advise that she is the owner of a retail outlet in the Crystal and personally supports the application. Ms. Wong advised that all retailers in the Crystal received a letter from the Retail Association informing them of the subject application and she is not aware of any opposition to the application by retail operators.

David Ng, 9110 Wilberforce Avenue, Burnaby appeared before members of Council in support of the rezoning application. Mr. Ng suggested the project will benefit not only Burnaby but also other communities and will enhance Burnaby's multi cultural image.

D.Y. Lee, 7580 Aubrey Street, Burnaby appeared before Council to indicate his support for this proposal. The speaker feels a place to worship is suitable in Metrotown because it is a successful commercial centre and an area where people gather together, not just to shop but to also access other services. Mr. Lee advised he had driven around the Metrotown area and had not found many churches located close to the Kingsway corridor; he suggested the addition of a church in the Crystal will make for a more well balanced community.

Estella Au, 6157 Dickens Street, Burnaby appeared before Council to support the rezoning application. The speaker advised that because she does not like driving she is looking forward to attending a place of worship that is so accessible by public transit.

Colin Wong, 4255 Gilpin Cr., Burnaby appeared before Council to advise he is in favour of the proposal because it will be good for the community and a positive step for those seeking an alternative place to worship.

Janet Butts, 6790 Dow Avenue, Burnaby came before members of Council expressing support for the subject application. The speaker advised that her street is very close to the subject site and has, in the past few years, developed a reputation for its drug trade and criminal activity and she is excited to see Christian activity and influence being brought into this community.

Kingsley Lo, Architect and rezoning applicant, appeared before Council in support of his rezoning application. Mr. Lo reviewed the process followed in working with the Planning Department to bring this application to Council. With regard to parking on the subject site Mr. Lo explained that parking for the Crystal development had been worked out for the entire development, at a reduced ratio because of its proximity to public transit, and the 43 spaces being provided for the Church not only meet the requirement but also is the highest number of spaces to provided by any of the uses thus far proposed for this site. Mr. Lo considers this site to be very appropriate for a non-traditional church because of its central location and proximity to rapid transit.

In response to a query from Council, Mr. William Lim again appeared before Council explaining that CCM in cooperation with a number of different Christian organizations may operate an outreach program. The speaker advised that, at this time, it is not known exactly what services will be provided but they will serve persons from outside of Burnaby as well as area residents.

Sharon Frewing, 4822 Shepherd Street, Burnaby appeared before members of Council to express her support for this application. The speaker advised that she had been encouraged by the sense of neighbourhood cooperation at a recent community meeting regarding crime in and around the Metrotown area and her experience as a probation officer has taught her how important the inclusion of churches are in dealing with community problems. Ms. Frewing related how the City of New York, following a combined, concerted effort by area churches had a significant reduction in crime. The speaker described the benefits of the proposed church as: being an enhancement to inter-cultural communication and understanding; having easy access; and having an open and non-threatening environment. In conclusion, Ms. Frewing informed Council that she considers the proposed use of this site to be not only appropriate but an asset to the whole community and she will encourage people to attend.

Silas Mugambi, 4990 Grafton Street, Burnaby came before Council to commend this proposal because of its relevancy to this neighbourhood. The speaker suggests that the Crystal is an ideal location because many people would find it easier to find and seek help in a less imposing environment. In particular, Mr. Mugambi suggests that teenagers would find a mall environment more open and accessible to them and church could even become a "cool" place for kids to be.

Venus Ng, 5408 Laurel Street, Burnaby appeared before Council in support of the subject application. The speaker advises that she lives near and works in Metrotown and a place like this is needed. Ms. Ng suggests that the many Asian persons living in the Metrotown area could really use a quiet, peaceful place that is so accessible and open.

Sharon Leung, 5460 Shelby Court, Burnaby appeared before members of Council to express her support for the subject application. The speaker advised that the services provided by this church are essential to a community especially for those persons who are not part of a formal, established church.

Jonathon Wong, 7211 Lismere Street, Richmond appeared before members of Council in support of the subject proposal. Mr. Wong informed Council that a shopping centre is a unique and complex place and more and more community services are being found in this environment. The speaker suggested that community policing offices are now being located in or near malls because of their accessibility and ability to be close to the community and for the same reasons, is a suitable location for a church, especially one providing alternative worship times and counseling services.

Margaret Chung, 3723 Sunset Street, Burnaby appeared before members of Council to express her support for the rezoning proposal. The speaker advised she is happy to learn CCM is proposing to locate in this area, allowing persons to attend church at any time and providing benefits to both young and old. The speaker suggested that the large number of Asian people in Metrotown also makes this an ideal location for the subject church.

Angela Ng, 5408 Laurel Street, Burnaby came before Council in support of the rezoning application. Ms. Ng advised that having the church located in a mall is good both for retail businesses and for those who work in retail. The church will draw people into the mall and also those working in the mall would be able to attend church at a time outside of the regular church hours. Ms. Ng also suggested that the church would provide services benefitting youth and that they could also work in conjunction with city youth services.

The Advisory Planning commission wishes to advise that the vote on the question to SUPPORT the Bylaw was recorded as being equal both for and against the question and the question was declared negated and LOST.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #99-44, Bylaw No. 11027 be now terminated."

CARRIED UNANIMOUSLY

**3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 1999" - BYLAW NO. 11032**

Text Amendment

The purpose of this bylaw amendment is to change the parking requirement for medical and

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dental offices and various other housekeeping amendments to the Zoning Bylaw.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Text Amendment Bylaw No. 11032.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Text Amendment Bylaw No. 11032 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

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

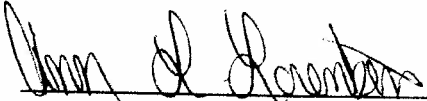
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:20 p.m.

Confirmed:


MAYOR

Certified Correct:


ADMINISTRATIVE OFFICER I