

1999 AUGUST 24

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1999 August 24 at 7:30 p.m.

PRESENT: Acting Mayor J. Young (In the Chair)  
Councillor D.R. Corrigan  
Councillor D.G. Evans  
Councillor C.M.H. Redman  
Councillor D.N. Johnston  
Councillor D.A. Lawson

ABSENT: Mayor D.P. Drummond  
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 7:35 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 41, 1999" - BYLAW NO. 10988

Rez. #99-08

Portion of 4333 Still Creek Drive

Portion of Lot O, D.L. 70, Group 1, Plan 71013

From: CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park guidelines)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park guidelines and in accordance with the development plan entitled "Willingdon Park Building 1507" prepared by Cohos Evamy Interplan)

The purpose of the proposed zoning bylaw amendment is to permit development of a four storey office building with both surface and underground parking.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #99-08, Bylaw No. 10988.

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John Scott, Cohos Evamy Interplan, 300 - 131 Water Street, Vancouver, the rezoning applicant, appeared before members of Council advising he was available to answer any questions Council may have with regard to the subject application.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #99-08, Bylaw No. 10988 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 42, 1999" - BYLAW NO. 10989

Rez. #99-21

1203 Madison Avenue

Lot 19, Block 12, D.L. 120, Group 1, NWD Plan 9413

From: C1 Neighbourhood Commercial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C1 Neighbourhood Commercial District guidelines and in accordance with the development plan entitled "Madison Square/Gardens" prepared by Nigel Baldwin Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a mixed-use commercial/multiple family residential development.

A letter dated 1999 August 20 was received from Terri Krysko, 303 - 1280 Madison Avenue, Burnaby expressing opposition to the subject rezoning application because of the impact the multi-family residential component will have on the neighbourhood.

A petition containing 166 signatures was received indicating opposition to the subject application.

A letter dated 1999 August 24 was received from Craig Rowland, Listraor Developments Incorporated providing Council with additional information with regard to the rezoning application.

Nigel Baldwin, 1447 Hornby Street, Vancouver, appeared before Council advising that he is the architect for the subject application and, utilizing a model and drawings, provided a brief outline of the proposed development. The development, explained the speaker, will be built to the height allowed under the existing zoning, will not encroach into the surrounding R5 zoning, will provide a good transition from commercial to residential and will add diversity to the area.

Pat Heath, 201 - 1220 Madison Avenue, Burnaby appeared before Council members to express opposition to the subject application. The speaker advised that she will completely lose the view from her apartment if the development is built to the proposed height and she is also concerned about the impact on parking in the area.

D.G. Stenson, Director Planning and Building, at the request of Council, provided a brief review of the Madison/Charles Community Plan and its context within Burnaby's Official Community Plan.

Ted Gilmore, 1283 Madison Avenue, Burnaby appeared before members of Council to express opposition to the subject development. Mr. Gilmore informed Council that he and many other area residents are concerned about what impact this development could have on the surrounding area; they are especially concerned that this change will encourage similar types of development. The speaker suggested that the current property owner has allowed the building to become run down; however he contends that, with some work, the building could be made to look brand new. Mr. Gilmore further suggests that there could be a decrease in property values and that parking will also be a problem if the application is approved. The speaker concludes that a moratorium should be implemented that would prevent redevelopment in this area for a period of 10 years.

Deborah Behder, 202 - 1325 Madison Avenue, Burnaby appeared before Council members expressing concern about possible increased traffic associated with the subject proposal. The speaker is also concerned the building design, because it appears to turn inward, will not promote neighbourliness. Ms. Behder also concerned that a higher density is quite often associated with increased crime.

Vera Witherspoon, 303 - 1305 Madison Avenue, Burnaby appeared before members of Council expressing a desire to see a lower building built on the subject site because of the impact it will have on views. The speaker acknowledged that a new building is needed at the subject location and would improve the neighbourhood.

Terry Krysko, 303 - 1280 Madison Avenue, Burnaby came to Council to advise of her concern regarding her loss of view if the development is built to the height proposed. The speaker requested that consideration be given to limiting the height of the proposed building to two storeys.

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Craig Barnsley, 4295 William Street, Burnaby appeared before members of Council to advise of his support for the subject application. The speaker provided Council with a petition, containing 58 signatures, in support of the application and a map indicating those residents who signed the petition in favour of the proposal (petition and map on file in the City Clerk's Office). The speaker advised that due to time constraints the petition is limited to the area north of Kitchener Street, however, he did discover that many area residents appeared to be misinformed regarding the rezoning and the intent of the community plan. In Mr. Barnsley's opinion the existing building is in poor condition and he does not foresee the owner upgrading the building to such an extent that it would be "like new", nor does he believe that there is sufficient demand for the amount of commercial space that is available in the existing building. Mr. Barnsley submits that the current poor condition of the building and the extensive amount of commercial space has resulted in the presence of some businesses that are not appropriate for this location, ie. operating a fleet of large trucks. The proposal, with residential development and a smaller commercial component, would attract more appropriate uses and could actually improve traffic and parking congestion in the area, contends the speaker. The addition of 29 residential units is a fair contribution to the City's increasing density requirements with very little impact on the whole surrounding neighbourhood, Mr. Barnsley concluded.

Phil Mattia, 4187 William Street, Burnaby appeared before Council members in support for the subject application. Mr. Mattia advised that blockage of views has occurred in many places all over Burnaby and should not be considered as a reason to turn down the subject proposal. Mr. Mattia believes this proposal will improve parking conditions and will result in an overall improvement to the neighbourhood.

William Mah, 4963 William Street, Burnaby appeared before Council to express his concerns regarding traffic and parking as it relates to the subject application.

Brenda Weimer, 1325 Madison Avenue, Burnaby appeared before Council members to express her concerns about parking for the subject application. The speaker does not feel that adequate parking has been provided for the residential component, however she does approve of the residential mix proposed for the site and would not like to see the entire site zoned for commercial use. Ms. Weimer also expressed a concern about increased crime associated with increased density and suggested that the implementation of speed bumps could improve traffic in the area.

Connie Reese, 4339 William Street, Burnaby appeared before members of Council to express her support for the subject application. The speaker advises that she is in favour of rejuvenation of this block to a mixed residential/commercial use because she feel the residential component will add to the neighbourhood. The speaker prefers this proposal over the site being rebuilt as a commercial development, under the existing zoning, possibly to the same height as the subject application.

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In commenting on the specific plan, Ms. Reese advises, she shares the concern of a previous speaker that the building design is too "inward" which could isolate it from the surrounding residential neighbourhood. In conclusion, the speaker advises she considers this application to be a step in the right direction for the neighbourhood.

Gail Barnsley, 4295 William Street, Burnaby came before Council to express her support for the subject application. The speaker provided the following comments: that traffic could actually improve because of the proposed construction of Charles Street and Madison Avenueto a full standard; the proposed development will discourage the type of commercial tenants that will violate city bylaws; the site is ready now for re-development; property values will go up; and the proposed development will be more attractive and enhance the neighbourhood. Ms. Barnsley provided Council with a letter outlining her comments and a copy is on file in the office of the City Clerk.

Craig Rowland, 2971 W. 44th Avenue, Vancouver, the rezoning applicant, appeared before members of Council in support of the application and to address concerns expressed by some of the previous speakers. Mr. Rowland provided the following comments and information with regard to the development proposal: the density will be slightly lower than the apartment building across the street; traffic will be less than if the site is developed to its full potential under existing C1 zoning; adequate parking will be provided for both residential and commercial components; the residential units will have outside street access, although access from the underground parking will be from within the development; although there will be a loss of view for some area residents, most views are preserved; height will not be any higher than that allowed under existing zoning; building will offer a more attractive view than what currently exists; a diversity of housing will be offered within the neighbourhood; commercial businesses will provide needed local services; and, lastly, improvements to Charles and Madison Street frontage and extensive landscaping will benefit the neighbourhood. Mr. Rowland provided members of Council with detailed plans and the design rationale for the proposed "Madison Square" and these are on file in the office of the City Clerk.

\*\* Councillor Corrigan retired from the Council Chamber at 8:39 p.m.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #99-21, Bylaw No. 10989.

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

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MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #99-21, Bylaw No. 10989 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 43, 1999" - BYLAW NO. 10990

Rez. #99-28

9100 and Ptn of 9200 Glenlyon

Lot 1, D.L. 164 & 165, Group 1, NWD Plan LMP35810, Ptn. of Lot 5, D.L. 164 & 165,  
Group 1, NWD Plan LMP40993

From: CD Comprehensive Development District (based on M5 Light Industrial District),  
CD Comprehensive Development District (based on M2 General Industrial  
District and M5 Light Industrial District ) and Glenlyon Concept Plan guidelines.

To: Amended CD Comprehensive Development District (based on M5 Light  
Industrial District and Glenlyon Concept Plan guidelines and in accordance with  
the development plan entitled "BC Tel Parking Expansion" prepared by  
Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the provision of  
additional surface parking spaces for the tenants of the existing office building.

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-  
28, Bylaw No. 10990.

Elmer Rudolph, 1809 8th Avenue, New Westminster appeared before members of Council in  
his capacity as Coordinator of the Burnaby Streamkeepers. The speaker advised he wishes to  
express his organization's concern with the proposed use of this site as a parking lot because  
there is no plan to use permeable pavement any or another alternative to re-charge ground  
water. Mr. Rudolph warned that unless some action is taken to improve water drainage into  
the ground there is a great risk posed to fish bearing streams in Burnaby.

\*\* Councillor Corrigan returned to the Council Chamber at 8:45 p.m.

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Mr. Rudolph suggested that this development would be a good opportunity to get water back into the ground and suggested that some alternatives be explored to drain water from the parking lot directly into the ground and use the storm sewers only for overflow.

Greg Smallenberg, 2327 Yew Street, Vancouver appeared before Council on behalf of Canada Lands Corp., the rezoning applicant, to address the concern expressed by the previous speaker. Mr. Smallenberg advised that Canada Lands Corp. applauds the work of Burnaby's Streamkeepers and understands their concern. Canada Lands Corp. has made significant efforts to develop Glenlyon in an environmentally sensitive manner; however with regard the type of pavement used for this parking lot, permeable pavement is not feasible. The bog-like ground condition would create settling problems if porous asphalt or grass/gravel pavements were utilized. There is also a concern about the high level of iron and manganese that would be picked up in the water run-off.

Elmer Rudolph, 1809 8th Avenue, New Westminster again came before members of Council to comment on the environmental aspects of the proposed application. Mr. Rudolph informed Council that while he commends Canada Lands Corp. for the work they have done on this site he would encourage them to look further into either alternative paving or a drainage system that would result in ground water re-charge. With regard to the concerns about iron and manganese Mr. Rudolph advised that the addition of minerals to water is not always harmful to fish or its habitat and could even be beneficial.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #99-28, Bylaw No. 10990 be now terminated."

CARRIED UNANIMOUSLY

#### ADJOURNMENT

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR JOHNSTON

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

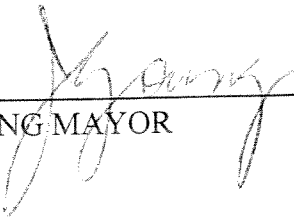
CARRIED UNANIMOUSLY



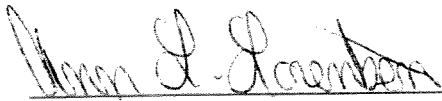
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The Public Hearing (Zoning) adjourned at 9:10 p.m.

Confirmed:

  
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ACTING MAYOR

Certified Correct:

  
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ADMINISTRATIVE OFFICER I