

1999 JANUARY 26

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1999 January 26 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (Arrived 7:53 p.m.) (In the Chair)
Councillor D.R. Corrigan
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor C.M.H. Redman
Councillor L.A. Rankin
Councillor N.M. Volkow
Councillor J. Young

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

The Public Hearing was called to order at 7:30 p.m. with Acting Mayor N.M. Volkow in the Chair.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 1, 1999" - BYLAW NO. 10865

Rezoning Reference #49/97

4315/43 Lougheed Highway, 4350/60/82 Halifax Street - located within the area bounded by the Lougheed Highway, Madison Avenue, Halifax Street and Rosser Avenue

Lot 78, Plan 64595; Lot A, Plan 23015; Lot A, Plan 59759; Lots 7 & A, Blk. 1, Plan 2855; all of D.L. 119, Grp. 1, NWD

From: CD Comprehensive Development District (based on C3a General Commercial) and C3 General Commercial, M1 Manufacturing and P8 Parking Districts

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5 Multiple Family Residential District with bonus, P1 Neighbourhood Institutional District, P3 Park & Public Use and in accordance with the Development Plan entitled "Lougheed Redevelopment" prepared by Lawrence Doyle Architect)

The purpose of the proposed zoning bylaw amendment is to permit mixed-use multi-family residential/retail/office development.

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Larry Doyle, 200 - 1450 Creekside Drive, Vancouver appeared before Council to provide a brief summary of the project which he considers to be a starting point of development of the Brentwood Town Centre. The project is located on approximately 4 - 5 acres, with mixed uses in 116,000 square feet of commercial, including a major food store, 63,000 square feet of office space and 423 residential units in 3 apartment towers and a few townhouses. With the assistance of a model of the proposed development, Mr. Doyle, reviewed landscaping, parking, access and egress aspects of the project.

Jeff Wren, Staburn Property Group, 909 - 100 Park Royal, West Vancouver appeared before Council members, advising they are the owners of the Staples building at 4265 Lougheed Highway, directly west of the subject property. Mr. Wren advised that while they are not opposed in principle to the proposal they do have some serious concerns regarding traffic congestion and flow on Madison Avenue related to the subject application. The speaker questioned the points of access/egress for the various uses and their relationship to the Madison and Lougheed intersection. Mr. Wren also requested the following: that adequate screening be provided for loading and garbage areas; that trucks servicing the Save-on and London Drugs stores only be permitted to make deliveries during "off peak" hours and; that trucks exiting the Save-on loading area be required to exit northbound only. A written copy of Mr. Wren's presentation is on file in the office of the City Clerk.

Theresia Boerkamp, 503 - 4353 Halifax Street, Burnaby appeared before Council to express her concern about the proposed development. The speaker advised that she is not opposed to the development; however, she does object to the proposed buildings being described as "slim and slender" when she knows that they will indeed be bulky and will certainly hide views; she is also concerned about traffic, both the volume and speed. In conclusion, Ms. Boerkamp suggested Council consider the impact this increase in density will have on the quality of life for area residents.

** His Worship, Mayor Drummond entered the Public Hearing at 7:53 p.m. and assumed the Chair.

** Councillor Volkow returned to his place at the Council table at 7:53 p.m.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before Council to request clarification regarding the type and size of trees that are proposed for the development.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #49/97, Bylaw No. 10865.

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 #49/97, Bylaw No. 10865 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 2, 1999" - BYLAW NO. 10866

Rezoning Reference #79/97

4231/61/4333 Still Creek Drive - located in the Willingdon Business Park on the north side of Still Creek Drive, west of Willingdon Avenue and north of the Trans Canada Highway.

Lots M/N/O, D.L.'s 69/70, Grp. 1, NWD, Plan 71013

From: CD Comprehensive Development District (based on M5 Light Industrial District guidelines)

To: CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Park Community Plan and in accordance with the Development Plan entitled "Willingdon Park by Slough Estates, Building 1506, Still Creek Drive, Burnaby, B.C." prepared by Cohos Evamy Interplan)

The purpose of the proposed zoning bylaw amendment is to permit two-phased development of a six-storey office building and a five-storey office building, both with underground parking.

Maryann Muscat, 110 - 122 W. 4th, North Vancouver appeared before Council advising that she is employed in the vicinity of the development site and is concerned about loss of habitat in this area. The speaker informed Council that significant development has already taken place and she is concerned about further elimination of nesting habitat for birds and contamination of Still Creek. Ms. Muscat provided Council with a number of photographs indicating the valuable natural habitat that exists here and encouraged Council to take her concerns into consideration. The photographs provided by the speaker are on file in the office of the City Clerk.

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John Scott, Cohos, Evamy, Interplan, 300 - 131 Water Street, Vancouver, the rezoning applicant and architect for the subject project, appeared before Council in support of the application. Mr. Scott, in responding to the concerns expressed by the previous speaker, advised that Ministry of Environment has put strict controls in place to protect waterways like Still Creek. Slough Estates, the developer of this site, informed Mr. Scott has undertaken a stewardship program and is totally supportive of environmental concerns.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before Council to express her concerns about contamination of Still Creek and asked Council to examine this proposal carefully.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #79/97, Bylaw No. 10866.

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 #79/97, Bylaw No. 10866 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 3, 1999" - BYLAW NO. 10867

Rez. #98-25

7349/69/89/7411 Griffiths Avenue - located at the southwest corner of Beresford Street and Griffiths Avenue

Lots 10/11/12/13, Exc.: West 100 ft., D.L. 96, Grp. 1, NWD, Plan 3907

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Powerhouse Creek Development Plan guidelines and in accordance with the Development Plan entitled "Beresford & Griffiths" prepared by Rafii Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an apartment development.

A letter dated 1999 January 23 was received from Ross and Marg Handel, 6683 Sperling Avenue, Burnaby expressing opposition to the rezoning application to permit an apartment at the corner of Beresford and Griffiths because of increased traffic congestion and speed and requesting a traffic study be done to determine the impact on surrounding residential neighbourhoods.

Foad Raffi, 1600 Howe Street, Vancouver, architect for the subject project, appeared before Council to briefly review the proposal. The speaker advised traffic studies have been done and that is why access to the site has been located where it is. Mr. Raffi also advised that 18 existing mature trees will be maintained on the site and all guidelines for the Powerhouse Creek Park development plan have been followed.

Fred Sirec, 6191 Gordon Place, appeared before Council, on behalf of Morgan Power, the owners of property immediately adjacent the subject site. Mr. Sirec advised they are not opposed to the application; however they do have a concern about traffic and the access/egress to the subject property on Griffiths Avenue.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-25, Bylaw No. 10867.

Arising from its consideration of this rezoning application the Commission adopted the following three motions:

“THAT given the historical nature of the subject site that Council ensure all archeological work be conducted in a proper manner and that consideration be given to requiring all work on the site be conducted in a manner sensitive to any possible impact on historical material.”

“THAT the Commission express its concern about the proposed access and egress to the subject site from Griffiths Avenue because of its high volume of traffic.”

“THAT the Advisory Planning Commission suggest to Council that staff investigate what impact the hydro transmission line, being in close proximity to the proposed development, could have on residents.”

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

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MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez. #98-25, Bylaw No. 10867 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 4, 1999" - BYLAW NO. 10868

Rez. #98-35

Ptn. 4630 Tillicum Street - located at the northeast corner of Tillicum Street and Fraser Park Drive

Ptn. Lot 1, Exc.: Part Subdivided by Plan 77294, D.L.'s 166 & 167, Grp. 1, NWD, Plan 72290

From: CD Comprehensive Development (based on the Big Bend Development Plan's industrial designation)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District use and in accordance with the Development Plan entitled "Grand & Toy Vancouver Distribution Centre" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to provide for the development of a regional office, warehouse and distribution facility.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-35, Bylaw No. 10868.

Arising from its consideration of this rezoning application the Commission adopted the following motion for Council's consideration:

"THAT the Advisory Planning Commission advise Council that it commends the developer for its voluntary provision of facilities for cyclists but suggest that the provision of shower facilities would further encourage the use of bicycles as an alternative form of transportation."

** Councillor Corrigan retired from the Public Hearing at 8:25 p.m.

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. #98-35, Bylaw No. 10868 be now terminated."

CARRIED UNANIMOUSLY

5 "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 1999" - BYLAW NO. 10869

Rez. #98-40

4320 Dominion Street - located on the east side of Sumner Avenue between Dominion Street and Norfolk Street and across from the Clarion Hotel Villa.

Lot A Exc.: The east 569.29 ft., and Ptns. in Plan LMP 32853, D.L. 70, Grp. 1, NWD, Plan 9892

From: CD Comprehensive Development District (based on C3 General Commercial District guidelines)

To: Amended CD Comprehensive Development District (based on C3d General Commercial District guidelines and in accordance with the Development Plan entitled "Burnaby Casino" prepared by Marshall Fisher Architects)

The purpose of the proposed zoning bylaw amendment is to permit the addition of 300 slot machines to the recently approved charity casino.

A letter dated 1998 January 07 was received from Ben B. Kim, Seobukmi Tours Inc., 2747 E. Hastings Street, Vancouver advising that, as a tour operator catering to tourists from Korea, he has established a close relationship with the Villa Hotel and supports the addition of slot machines to the neighbouring casino proposal.

A letter dated 1999 January 03 was received from Gladys Hall, 9210 Salish Court, Burnaby expressing support for the casino proposed across from the Villa.

A letter dated 1999 January 21 was received from Steve Kress, 5002 Frances Street, Burnaby advising of his support for the introduction of slot machines in Burnaby.

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A letter dated 1999 January 21 was received from Imperial Parking Limited, 601 W. Cordova Street, Vancouver advising that, as the manager of the parking facility at the neighbouring Radisson Villa Hotel, they support the application for use of slot machines by Gateway Casinos.

An undated letter was received from USA Vacation Tours Inc., El Monte, California advising that, as a tour operator bringing 5,000 tourists a year into B.C., exclusively to the Radisson Hotel, they are excited about the casino proposed for across the street from the Hotel.

A letter dated 1999 January 12 was received from the President, Bonny's Taxi Ltd., 5525 Imperial Street, Burnaby indicating their support for the rezoning application by Gateway Casino.

A letter dated 1999 January 22 was received from D.A. Beresford, Acorn Wood Designs Ltd., 4713 Byrne Road, Burnaby offering their support for this non-residential location for a casino at 4320 Dominion Street.

A letter dated 1999 January 26 was received by Linda Walsh, 4061 Nithsdale Street, Burnaby objecting to the addition of slot machines anywhere in Burnaby and the impact it will have on parking and traffic at this location.

A letter dated 1999 January 26 was received from Dennis Danielson, 4086 Spruce Street, Burnaby expressing his opposition to the expansion of gaming facilities in Burnaby.

An undated letter was received from Beryl Landers, 9210 Salish Court, Burnaby advising of her support for the slot machines at Gateway Casinos in Burnaby.

A letter dated 1999 January 26 was received from the Manager, Burnaby Winter Club advising that, on behalf of the club and its members, he would like to express support for the acceptance of Gateway Casinos in our community.

** Councillor Corrigan returned to the Public Hearing at 8:26 p.m. and took his place at the Council table

A letter dated 1999 January 26 was received from Sharen Frewing, 4822 Shepherd Street, Burnaby advising she is opposed to the proposed slot machines in the subject location.

A letter dated 1999 January 26 was received from Doug Porter, 3782 Thurston Street, Burnaby advising of his opposition to the proposed slot machines.

Dave Gadhia, 8172 Government Road, Burnaby, representing Gateway Casinos, the rezoning applicant, appeared before members of Council to provide a brief history of the casino proposal and the various processes and undertakings Gateway has thus far completed in bringing their casino proposal to this point. Some of these include: two parking studies, construction of sidewalks from Dominion Street to Canada Way; satisfaction of Burnaby R.C.M.P. on safety concerns and provision of 831 off-street parking spaces. Mr. Gadhia also briefly described the Provincial government responsibilities and involvement in the operation of casinos and informed Council that, despite recent changes in gaming legislation, British Columbia still has the least amount of gaming in Canada. The speaker urged Council to approve the subject rezoning application.

Doug Penrose, Director, B.C. Lotteries Branch, 1059 Bute Place, Kamloops appeared before Council to provide information as to how the Lotteries Branch will set facility standards for the operation of slot machines within the subject casino.

John Boh, Head of Security, B.C. Lotteries Branch, appeared before members of Council to provide information regarding security protocol for the set-up, testing, operation and maintenance of slot machines within the casino.

Gail White, 4641 Palais Blvd., Victoria, B.C. appeared before Council on behalf of Corporate Relations, B.C. Lotteries Branch. Ms. White provided information on the number of Burnaby residents who, through programs funded by the B.C. Ministry for Children and Families, have received support and counselling services for gambling related addictions. Ms. White advised that all casinos provide information where counselling services related to gambling may be obtained. The speaker provided Council with a package of material regarding B.C.'s Problem Gambling Program and the information is on file in the City Clerk's Office.

Antonio Lee, 6415 Kitchener Street, Burnaby appeared before Council advising of his opposition to the subject rezoning application.

Harry Elliott, Executive Director, B.C. Gaming Commission, 844 Courtenay Street, Victoria appeared before Council to explain to Council how the revenue generated by the proposed slot machines would be distributed.

Vernon Waller, 4297 Eton Street, Burnaby appeared before Council to indicate his support for the rezoning proposal. Mr. Waller advised that improved casino facilities, job creation and encouragement to local business are reasons to support the proposal.

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Eve Sample, 5815 Gilpin Street, Burnaby came before Council advising of her opposition to the rezoning application. The speaker advised that the proximity of the site to B.C.I.T. is a concern and questioned the age limit and hours of operation for the casino. In conclusion, Ms. Sample advised she would not frequent a hotel that had a casino facility because of her concern about the type of people it would attract.

Enzo Guerriero, 7443 Pandora Street, Burnaby appeared before members of Council advising he is not in favour of the subject rezoning proposal. The speaker suggested that the casino operator's investment, thus far, is a risk if they were counting on slot machines because the final decision rests with the City of Burnaby.

Habib Ratansi, 309 - 3883, Laurel Street, Burnaby came before Council to advise of her opposition to the subject application. The speaker suggested the presence of a casino and its patrons will disturb the peace of the neighbourhood and she is concerned about its proximity to B.C.I.T. and to her place of worship.

Neria Lacuna, 3735 Victory Street, Burnaby appeared before Council members to express opposition to this proposal. The speaker is concerned about the social impact on families and youth associated with slot machines.

Johnny Lo, 4231 Graveley Street, Burnaby appeared before Council in opposition to the introduction of slot machines at this location or any location in Burnaby. The speaker indicated he does not believe this business will contribute to a healthy community, particularly those members at the lower income level.

Isabelle Minty, speaking on behalf of Citizens Against Gaming Expansion (C.A.G.E.), 414 - 217 W. Hastings Street, Vancouver advised C.A.G.E. is concerned about the social impact gaming has on a community. Ms. Minty indicated she is not confident that governmental control will prevent criminal influences or result in the promised benefit to charitable organizations.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing do now recess."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) recessed at 9:39 p.m.

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MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing (Zoning) be now reconvened.”

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) reconvened at 9:47 p.m. with Councillor Corrigan absent.

Gulistan Shariff, 1470 Tyrol Road, West Vancouver appeared before Council to express her concern about the proposed rezoning at this site because of its proximity to her prayer hall.

** Councillor Corrigan entered the Council Chamber at 9:51 p.m. and took his place the Council table.

The speaker is anxious about the impact this facility could have on the youth attending the prayer hall.

Keith Kwan, 4126 Frances Street, Burnaby came before Council advising of his opposition to the rezoning application. Mr. Kwan indicated he is not in favour of any expansion of gambling in Burnaby and is also concerned about the impact the proposal will have on area traffic and parking. He urged Council not to grant this application.

Steve Parsons, operator of a restaurant at 9001 Riverway Place, Burnaby appeared before members of Council in support of the subject application. Mr. Parson advised that he currently operates a food services business in a city-owned facility and has been selected to operate the restaurant proposed for this casino. The speaker indicated that the addition of slot machines to the casino would allow him to employ nearly twice as many people and will encourage people to spend their money in Burnaby instead of other jurisdictions.

Albert Ling, owner of a restaurant at 4519 Kingsway, Burnaby came before Council to express his support for the rezoning application because of the benefit it will have to other local businesses.

Hakam Bhaloo, 6685 Broadway, Burnaby appeared before members of Council to express his concern about the proposed rezoning. The speaker advised he believes the introduction of slot machines will attract unsuitable elements to the area, resulting in increased criminal activity and a negative influence on students at B.C.I.T. Mr. Bhaloo questioned whether any consideration had been given to the impact on local traffic, particularly at the intersection of Sumner Avenue and Canada Way.

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Richard Lee, 4473 Georgia Street, Burnaby appeared before Council to voice his opposition to the subject application. Mr. Lee is concerned about the impact this business would have on traffic and educational centres, such as B.C.I.T. and the Schou Education Centre, as well as the hidden criminal element and social costs.

Gulzar Verjee, 1444 Fulton Avenue, West Vancouver appeared before Council to inform them of her concern about the impact the proposal will have on the prayer house, located two blocks away. The speaker advised she does not want the children and youth of her community exposed to the elements associated with a casino.

Steve Dhaliwal, 5265 Cairo Court, Burnaby appeared before Council advising he supports the rezoning application. Mr. Dhaliwal, employed in security at another Gateway Casino location, informed Council that he is a student and likes working in a casino because the hours of work are flexible and it pays well to support his education.

Shiraz Mitha, 5162 Smith Avenue, Burnaby appeared before members of Council to express her opposition to the rezoning application. The speaker advised she already concerned about the casino but that slot machines will provide an even greater temptation to youth in the community. She is also concerned about crime and breakdown of the family and social structure.

Zarina Essa, 316 - 3738 Norfolk Street, Burnaby came before Council in opposition to the rezoning proposal. The speaker is concerned for her personal safety when walking alone to her place of prayer.

Barbra Der, 7491 Sapperton Avenue, Burnaby appeared before Council to advise of her opposition to the rezoning to allow slot machines at this location. The speaker also expressed concern about the impact on parking in the area.

Garry Ayre, 6731 Woodvale Crescent, Burnaby appeared before Council expressing his opposition to the subject application. The speaker is concerned about risks involved in allowing gaming and asks Council to respond to the concerns of residents.

David Lee, 3918 Boundary Road, Burnaby appeared before members of Council advising that he was formerly employed by Casino World in its old Metrotown location, has visited many casino throughout the world and supports this application. The speaker suggested the proposed introduction of slot machines in the casino would benefit the nearby hotel business and that students attending B.C.I.T. are old enough to make a mature decision about how they spend their time and money.

John Nicolinas, 4326 Rumble Street, Burnaby appeared before Council in opposition to the proposed rezoning. The speaker is opposed because believes gambling will have a negative impact on Burnaby and that money for charities can be found in other creative ways.

Laurie Grills, accompanied by her daughter, appeared before Council to express their opposition to this application. The speaker suggested fund raising should be done directly by communities with no need for charities, nor gaming to fund them. The speaker also advised that she understands students are active users of casinos and have the worst problems related to gambling.

Will Dicks, 4758 Grange Street, Burnaby, an employee of Gateway Casino in New Westminister, appeared before Council in support of the subject rezoning. The speaker advised that the New Westminister location is across the street from Douglas College and he has seen little use of the casino by students and little crime in the vicinity of the casino. Mr. Dicks informed Council that working in a casino is good employment for students, he makes good money and is paying off his student loans.

Mr. Jiwani, 403 - 3421 Curle Avenue, Burnaby came before Council advising he is opposed to the subject application because of the negative impact it will have on the neighbourhood.

Vicki Galivan, 9018 Centaurus Circle, Burnaby appeared before members of Council advising that she had been a casino dealer but now works as a slot machine attendant and supports the subject application. The speaker advised that, as a single mother with limited education, she is pleased to be able to support her family with her job.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before Council to inform them of her opposition to the proposed zone change. The speaker is concerned the proposed use will put a strain on the community by attracting crime to the area, increased traffic, increased social costs and changing regulations. The speaker questioned who would guarantee the safety of the community. Ms. Chami provided her presentation in a letter which is on file in the City Clerk's Office.

Karen McNeil, 6659 Hersham Avenue, Burnaby, an employee of Gateway Casinos, came to Council in support of the rezoning application. The speaker informed Council that only a very few people become addicted to gambling and that everyone has a choice about what they do. Casinos, pointed out Ms. McNeil, will result in increased employment and tourism and an improved economy for all of Burnaby.

Zultan Bhimani, 9081 Halston Court, Burnaby appeared before Council to express opposition to the application. The speaker is concerned about the safety of persons walking to prayers in the early morning and evening and reminded Council that prevention is better than a cure.

Patrick Doran, 4604 Brentlawn Drive, Burnaby, an employee of Gateway Casino in Vancouver, advised he supports the rezoning proposal. The speaker informed Council that all persons who appear under age in a casino are required to provide identification and security is very tight in the areas surrounding a casino.

S. Pirbhai, 28 - 3850 Dominion Street, Burnaby came appeared before Council to oppose the rezoning because of the destruction it can bring to a neighbourhood through crime, drugs and increased traffic.

Bing Smith, 8388 McGregor Avenue, Burnaby appeared before Council to express his support for the proposed zone change. The speaker advised that a casino with slot machines would improve business investment by drawing tourists and visitors to Burnaby, providing jobs, spin-off benefits for local businesses and providing support to local charities.

Mohamed Bardai, 3489 Kalyk Avenue, Burnaby advised Council he is opposed to the subject application. Mr. Bardai is concerned about the casino's impact on traffic and crime and its proximity to schools, the mosque and seniors' homes. Parking in the neighbouring residential area is also an issue for concern.

Clara Wong, owner of a business at 3823 Henning Drive, Burnaby appeared before Council to object to the proposed rezoning. The speaker advised that she just recently opened her business at these premises and has already experienced several break-in and wants more policing not more crime. Ms. Wong informed Council this location would not have been her first choice had she known about the casino.

Gordon Watson, 7954 Elwell Street, Burnaby appeared before Council to express his opposition to the rezoning application. Mr. Watson suggested that Burnaby residents do not want slot machines in their community.

** Councillor Young retired from the Council Chamber at 11:05 p.m.

Rosabianca Starr, 7522 Burris Street, Burnaby came before Council members in opposition to the rezoning proposal. Ms. Starr informed Council that Burnaby residents say no to gambling.

Gulsham Versi, 3883 Laurel Street, Burnaby appeared before Council in opposition to the rezoning application. The speaker advised that she walks in the early hours of the morning to prayers and fears increased crime and traffic could pose a safety hazard.

** Councillor Corrigan retired from the Public Hearing at 11:09 p.m.

Ronald Leigh, 5040 Venables Street, Burnaby, an employee of Gateway Casinos, appeared before Council in support of the subject application. The speaker advised that security is good at casinos, under-age persons are refused entry and security personnel will escort customers to their vehicles if they wish. The speaker fully supports slot machines.

Nick Kvenich, 2948 Phillips Street, Burnaby appeared before Council members to express his opposition to the proposed rezoning. The speaker cited the human and social costs related to gambling as reasons for not supporting the proposed slot machines.

- ** Councillor Rankin retired from the Public Hearing at 11:10 p.m. and did not return.
- ** Councillor Young returned to the Public Hearing at 11:10 p.m. and took his place at the Council table.

In conclusion, Mr. Kvenich suggested that Burnaby would be better served to focus its attention on high-tech industry instead of promoting businesses that have such devastating social implications.

- ** Councillor Corrigan returned to the Public Hearing at 11:20 p.m. and took his place at the Council table.

Victor Dhir, 7719 Second Street, Burnaby appeared before Council, advising that he is an employee of Gateway Casinos, and is in support of the proposed application. The speaker advised that working in a casino has helped pay for his education and that young people are being discredited by assuming they cannot make sound decisions when choosing to enter a casino.

Yasmine Kabani, 3883 Laurel Street, Burnaby appeared before Council to expressing her opposition to the rezoning.

Kin Hung Fung, 7402 Lawrence Drive, Burnaby came before members of Council in opposition to the proposed rezoning application. Mr. Fung submitted a petition, containing 31 signatures, opposed to the application and a copy of the petition is on file in the City Clerk's Office. The text of the petition is contained hereunder:

"The undersigned are a group of residents living in Burnaby City. We are aware that there is an application to install 300 additional slot machines in casinos within Burnaby area.

We strongly object this idea and hope that the City Council will turn down the proposal. Reasons of our objections are given below:

1. gambling is a bad habit that should not be encouraged by the City Council;
2. the installation of additional slot machines is a wrong direction against the wish of the majorities;
3. it will attract more illicit activities and disrupt the peaceful living environment of this city;

4. it will increase crime rate and thus more public resources have to be used to combat crimes;
5. it will create lots of family problems and affect the social harmony;
6. it will decrease the productivity of the working force as a whole.

We sincerely hope that the City Council will not go against the wish of the public and thus we urge you and the Council not to consider the application.”

K. John Cheung, 7208 Queenston Court, Burnaby appeared before Council on behalf of the Canadian Alliance for Social Justice and Family Values to express their opposition to the subject rezoning application. The speaker informed Council that the social costs associated with gambling are the reasons for their objection.

Chris Van Ihinger, 4231 Oxford Street, Burnaby appeared before Council members to advise of his opposition to the subject bylaw.

John Lee, 2261 Kensington Avenue, Burnaby appeared before members of Council to inform them of his opposition to this application. The speaker suggested that slot machines are an inducement to those not familiar with gambling.

Zarina Shraff, 8020 Reigate Road, Burnaby came before Council to express opposition to the rezoning proposal. The speaker advised that she fears young people attending her church will be attracted by the novelty of having slot machines nearby.

Vilshna Mohamed, 3850 Dominion Street, Burnaby appeared before Council to advise of her opposition to the application because of its proximity to seniors' homes, the mosque, B.C.I.T., Schou Centre and the Opening Learning Agency. The speaker suggested that this is not an appropriate site for this business.

Gulbanu Lalani, 3896 Laurel Street, Burnaby appeared before Council to express her opposition to the subject application.

Antonio Lee, 6415 Kitchener Street, again appeared before Council to reiterate his concerns and opposition to the subject rezoning.

** Councillor Young retired from the Public Hearing at 11:40

** Councillor Young returned to the Public Hearing at 11:42 p.m.

Mr. Lee is concerned that traffic increases resulting from this proposal could put more strain on the already congested Canada Way corridor.

** Councillor Johnston retired from the Public Hearing at 11:44 p.m.

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- ** Councillor Johnston returned to the Public Hearing at 11:45 p.m.
- ** Councillor Volkow retired from the Public Hearing at 11:46 p.m.

Sheraz Hadji, owner of the Radisson Villa Hotel, 4331 Dominion Street appeared before members of Council indicating he is in favour of the subject rezoning. The speaker advised that the hotel, located across the street from the subject site, will benefit greatly from the addition of a casino with slot machines because the facility will attract tourists to the area and provide entertainment to many of the hotel guests.

Pat Gillan, 5290 Buckingham Avenue, appeared before Council members to indicate his opposition to the subject rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT Rez. #98/40, Bylaw No. 10869.

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. #98-40, Bylaw No. 10869 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 1999" - BYLAW NO. 10873

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to provide sufficient off street parking facilities to meet the needs of charitable casinos with slot machines (gaming houses).

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before Council to express her concern about casino customers using residential streets for parking.

Antonio Lee, 6415 Kitchener Street, Burnaby appeared before Council to express concern about parking encroaching onto neighbouring residential street. Mr. Lee advised he is opposed to the bylaw amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT the Text Amendment, Bylaw No.10873.