

1999 October 26

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

PRESENT: Mayor D. 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. Rankin
Councillor N. M. Volkow

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. 46, 1999" - BYLAW NO. 11004**

Rez. #99-26

4664 Lougheed Highway

Lot 81A Exc: West 150 ft., Exc: Plan SRW PL4957, DL 124, Grp 1,
NWD Plan 3348

From: CD Comprehensive Development District (based on M5 Light Industrial
District and Brentwood Town Centre Plan guidelines)

To: Amended CD Comprehensive Development District (based on M5 and M5L Light
Industrial District and Brentwood Town Centre Plan guidelines and in accordance
with the development plan entitled "Proposed Rezoning Plan for FITCITY, Suite
150" prepared by Orbis Architecture Inc).

The purpose of the proposed zoning bylaw amendment is to permit a fitness centre in the
existing building.

1999 October 26

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 11004.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #99-26, Bylaw No. 11004 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 1999" - BYLAW NO. 11005

Rez. #99-39

2225 Douglas Road

Portion Lot 1 Exc: Parcel "A" (Bylaw Plan 86886), DL 125, Grp 1, NWD Plan 70850

From: M6 Truck Terminal District

To: M2 General Industrial District

The purpose of the proposed zoning bylaw amendment is to permit construction of a distribution facility.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 11005.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #99-39, Bylaw No. 11005 be now terminated."

CARRIED UNANIMOUSLY

3. **"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1999" - BYLAW NO. 11006**

Rez. #99-40

4054 First Avenue

Lot 6, Block 33, DL 117, Grp 1, NWD Plan 1222

From: P8 Parking District

To: M3 Heavy Industrial District

The purpose of the proposed zoning bylaw amendment is to permit the development of an industrial building on a consolidated site which includes the subject site and the three properties to the east.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 11006.

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 #99-40, Bylaw No. 11006 be now terminated."

CARRIED UNANIMOUSLY

4. **"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 1999" - BYLAW NO. 11007**

Rez. #99-41

4225 Kincaid Street

Parcel 1, DL 71, Grp 1, NWD Plan 70812

From: CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan guidelines)

1999 October 26

To: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan guidelines and in accordance with the development plan entitled "Kincaid West Rezoning" prepared by Johnston Davidson Architecture and Planning Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an addition to the present advanced technology research and office building and increase the underground parking.

A letter dated 1999 October 26 was received from Dennis Danielson, 4086 Spruce Street, Burnaby providing comment on the subject application. Mr. Danielson expresses concern about the lack of time for consultation with area residents, increased generation of traffic and concludes by requesting that close monitoring of proposed landscaping and construction at the site by City staff.

A letter dated 1999 October 26 was received from Parvin Chami, 3710 Kalyk Avenue, Burnaby on behalf of Friends of Discovery Park, Citizens Advisory Committee advising that while she is not opposed to the subject application she does have several points that should be respected. These points include: landscaping; protected areas; stream enhancement; environmental assessment; environmental monitor; construction noise; building noise; parking; fencing; paving and design changes. The writer also expresses concern about the short notice to area residents to provide comments on the application.

Parvin Chami, 3710 Kalyk Avenue, Burnaby appeared before Council members to provide comment on the subject application and reviewed the points set out in the above-noted letter she had provided Council. In particular, the speaker advises that the issue of parking, both during construction and after the building is occupied, is very important to area residents because of their increasing frustration with the problem of construction workers and Discovery Place employees using neighbouring streets for parking. This situation has often resulted in residents unable to park in front of their own home claimed Ms. Chami. The speaker suggests that Burnaby give serious consideration to providing "Resident Parking Only" signs on Curle and Kalyk Avenues and Nithsdale Street.

His Worship, Mayor D.P. Drummond informed Mrs. Chami that the parking issue would be best resolved through discussions with the Traffic Safety Committee.

In conclusion, Ms. Chami also expressed her neighbourhood's growing weariness with the constant barrage of construction that has been taking place in this area for the past several years.

Doug Johnston, Architect for the subject application, appeared before Council to briefly describe the proposed project. Mr. Johnston explained that the subject application is for the second phase of an expansion of the existing building with the first phase being an in-fill addition to the existing building and the creation of an underground parking structure. The proposed second phase will include a further addition to the existing building and expansion of the underground parking.

Mr. Johnston informed Council that excavation work for the first phase is virtually complete and there will be little need for further excavation work on the site in the second phase. This should result in a reduction of noise at the site that has been a concern of area residents claims the speaker. Parking for the project, explained Mr. Johnston, will be 20 percent more than what is required by Burnaby's bylaw and over 80% of it will be underground. Landscaping on the site will be preserved and supplemented by additional plantings which should effectively screen the building from the north and west. Mr. Johnston also advises that the air handling unit will be of the highest quality in order to minimize noise. In conclusion, the speaker advises the applicant is willing and able to work with the area residents to meet their concerns.

Martie Fenn, 3626 Kalyk Avenue, Burnaby appeared before Burnaby Council to express her concerns regarding the subject application. The speaker is primarily concerned about the environmental impact of the development, especially in relation to the stream on site. Ms. Fenn suggests that an environmental assessment be undertaken prior to any further construction taking place and further requests that the applicant be reminded that there are to be no permanent fences on the site in order to preserve the campus-like setting that makes Discovery Place unique.

The speaker also voiced concern about Discovery Place employees and construction workers using neighbourhood streets for parking because this has been an ongoing problem for area residents. Area residents, explained Ms. Fenn, are very concerned about this situation and, while CREO has informed residents they will address the issue, the speaker is seeking Council's assurance the matter will be resolved.

Bob Appleton, Construction Manager, CREO appeared before members of Council to address concerns regarding construction of the proposed building. Mr. Appleton advises, in response to a concern that the stream adjacent CREO's property has been filled with debris, that neither CREO nor its construction worker's have contributed to any littering of the stream; however he will personally inspect the stream and if clean-up is required he will see it is done. With further reference to the stream, the speaker informed Council that CREO has installed a comprehensive sediment control system which will control sediment entering the stream from this site.

The speaker also informed Council that all employees and construction workers have been and will again be advised that they are not to park on residential streets and that parking will be monitored. In this regard CREO has received approval for temporary parking on an adjacent lot on Sanderson Way and temporary parking is also be sought in other neighbouring locations. With regard to the mechanical equipment for the proposed building, Mr. Appleton, advises that new water-cooled air handling units will be installed in concrete, roof-mounted mechanical rooms in order to minimize noise and the equipment will be monitored and any noise will be attended to immediately.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 11007.

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 #99-41, Bylaw No. 11007 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 1999" - BYLAW NO. 11008

Rez. #99-43

7393 Barnet Road; 5215/45/65/85; 5315/51/70 Glencarin Drive; 7949/57/67/77/97 Rayside Street.

Parcel "J" (Expl. Plan 11574) Block 2 Exc: Firstly: Part Subdivided by Plan 11055; Secondly: Part on Statutory Right of Way Plan 15900; Thirdly: Part in Plan LMP18313, DL 216, Grp 1, NWD Plan 3083; Lots 65/66/67/68/69/77 exc: Part on Highway Plan 27805, DL 85, Grp 1, NWD Plan 1866; Lot 64 Exc: Part on Highway Plan 27805; Secondly: Part on Plan 26009, DL 85, Grp 1, NWD Plan 1866; Lots 76/78/79/80/81, DL 85, Grp 1, NWD Plan 1866.

From: R2 and R5 Residential District

To: P3 Park and Public Use

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

1999 October 26

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 11008.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #99-43, Bylaw No. 11008 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1999" - BYLAW NO. 11009

Rez. #21/97

Lot 1 Exc: Part on Plan 25896, DL 119, Grp 1, NWD Plan 7204; Lot 4, DL 119, Grp 1, NWD Plan 22322; Lot C Exc: Parcel "One" (Exp. Plan 12576), DL 119, Group 1, NWD Plan 3363

4132, 4150 and 4196 Halifax Street

From: M1 Manufacturing District and C4 Service Commercial District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and the Brentwood Town Centre Development Plan Guidelines and in accordance with the development plan entitled "Halifax Tower" prepared by Dikeakos & Cotter Architects)

The purpose of the proposed bylaw amendment is to permit the development of a 24-storey apartment tower and townhouses with underground parking.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 11009.

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

1999 October 26

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #21/97, Bylaw No. 11009 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT


MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

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

Confirmed:


MAYOR

Certified Correct:


ADMINISTRATIVE OFFICER I