

1999 APRIL 27

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1999 April 27 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)  
Councillor D.R. Corrigan (Arrived 7:45 p.m.)  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor D.A. Lawson  
Councillor N. M. Volkow  
Councillor J. Young

ABSENT: Councillor L.A. Rankin  
Councillor C.M.H. Redman

STAFF: Mr. D. G. Stenson, Director Planning & 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. 16, 1999" - BYLAW NO. 10914

Rez. #98-38

8021 to 8035 Enterprise Street - located on the north side of Enterprise Street between Underhill Avenue and Lake City Way

Strata Lots 1 - 8, D.L. 57 & 59, NWD Strata Plan NW480 together with an interest in the Common Property in proportion to the unit entitlement of the Strata as Shown on Form 1

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M5 Light Industrial District as guidelines and in accordance with the development plan entitled "Enterprise Court" prepared by Cohos, Evamy Interplan Architecture Interiors Planning)

The purpose of the proposed zoning bylaw amendment is to permit the development of an office/high tech building with underground parking.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10914.

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. #98-38, Bylaw No. 10914 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 17, 1999" - BYLAW NO. 10915

Rez. #98-50

7580 Lowland Drive, Ptn. Of Hugh Road, Ptn. Of 7550 Lowland Drive - located on the north side of Lowland Drive between Beedie Street and Tillicum Street and has approximately 0.7 hectares (1.7 acres)

Lot 3 and Ptn. Of Lot 2, D.L.'s 166 & 166A, Group 1, NWD Plan LMP40692

From: M3a Heavy Industrial District and CD Comprehensive Development District  
(based on M1 Manufacturing District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District guidelines and in accordance with the development plan entitled "Sun Processing" prepared by Beedie Construction Co. Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a food processing and wholesale distribution facility.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10915.

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 Rez. #98-50, Bylaw No. 10915 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 18, 1999" - BYLAW NO. 10918

Rez. #98-7

Portion of 8081 Lougheed Highway - located on the northwest corner of Underhill Avenue and the Lougheed Highway.

Portion of Lot 3, D.L. 56, Group 1, NWD Plan 23988

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M5 Light Industrial District as guidelines and in accordance with the development plan entitled "Lake City Court" prepared by Cohos, Evamy Interplan Architecture Interiors Planning)

The purpose of the proposed zoning bylaw amendment is to permit the development of an office/high tech building with underground parking and the retrofitting of an existing building to be occupied by a high tech company.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10918.

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. #98-7, Bylaw No. 10918 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 19, 1999" - BYLAW NO. 10919

Rez. #99-02

4555 Kingsway - located on the north-west corner of Kingsway and McKay Avenue within the Metrotown Core Area

Lot B, D.L. 153, Group 1, NWD Plan LMP33681

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

To: Amended CD Comprehensive Development District (based on C3 General Commercial District and in accordance with the development plan entitled "Hotel and Mixed-Use Tower" prepared by B. James Wensley Architect Ltd.)

The purpose of the proposed zoning bylaw is to permit adjustment to the proportion and location of uses within the mixed-use high-rise commercial development, including hotel, conference centre, office and retail components.

\*\* Councillor Corrigan entered the Public Hearing at 7:45 p.m. and took his place at the Council table.

Vera Deane, 2301 - 4505 Hazel Street, Burnaby appeared before the members of Council to inquire about the height of the current proposal and whether it had changed from what had previously been proposed for the hotel.

Mr. D.G. Stenson, Director Planning and Building advised that the revised plans for the hotel do not make any change to the height of the building, only its bulk at lower levels. In response to Ms. Deane's inquiry about the location of the building on the site, Mr. Stenson provided a site plan which indicated the building footprint and its orientation towards Kingsway and Pioneer Avenue.

Kent Murray, 5145 Aberdeen Street, Burnaby appeared before Council to inquire if Council had any concerns about building this hotel and conference facility so close to the Crystal Hotel, which will have competing rooms, restaurant and conference facilities, and whether Burnaby can support two such similar proposals in close proximity. Mr. Murray also inquired about the risks associated with the high percentage of square footage given to independent restaurant space proposed for this hotel.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10919.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing relating to Rez. #99-02, Bylaw No. 10919 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 20, 1999" - BYLAW NO. 10920

Rez. #99-05

7350/70/90, 7412/38/62/88 Griffiths Ave; 6931 21st Avenue - located on the east side of Griffiths Avenue between Beresford Street and Twenty First Avenue

Lots 1, 2, 3,4 except part in Plan LMP40025, DL 95, Group 1, NWD Plan 4458; Lots 23, 24, 25 except part in Plan LMP40026, DL 95, Group 1, NWD Plan 3907; Lot B except part in Plan LMP40026, DL 95, Group 1, NWD Plan LMP3134

From: R5 Residential and M2 General Industrial Districts

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to rezone the lands for their intended use as park and public use.

Katie Long, 6969 21st Avenue, Burnaby appeared before Council members advising that she resides on an adjacent property, downhill from the subject site. The speaker inquired whether, as part of the development of this park site, any improvements were being planned for drainage on the subject property. Ms. Long advised that in the past several years, and particularly this year because of the extremely wet weather, they have experienced problems with water running downhill onto her property causing damage to lawns, fences etc. Ms. Long informed Council she does not have any problem with the proposed park use for the subject site, however, she would request that consideration be given to improvements to drainage.

In response to a query from Council, Mr. D.G. Stenson, advised that at present the Parks and Recreation Commission have no plans to actually develop the park site, rather the subject rezoning proposal is simply to bring the property into conformance with its proposed long-term use as a park site. Mr. Stenson suggested that the speaker may bring her concerns to the attention of the Parks and Recreation Commission for consideration in future plans to develop the park site.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10920.

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 Rez. #99-05, Bylaw No. 10920 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 21, 1999" - BYLAW NO. 10921

Rez. #99-7

4401 Still Creek Drive - located in the Willingdon Business Park on the south west side of Still Creek, north of the Trans Canada Highway and west of Willingdon Avenue.

Lot 1, D.L. 70, Group 1, NWD Plan LMP29239

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, P6 Regional Institutional District and Willingdon Business Park guidelines and in accordance with the development plan entitled "University of Phoenix" prepared by Cohos Evamy Interplan)

The purpose of the proposed zoning bylaw amendment is to permit a major educational institute on this site.

John Scott, 300 - 131 Water Street, Vancouver appeared before members of Council on behalf of the architect and developer of the subject property. Mr. Scott advised he and three representatives of the University of Phoenix were in attendance to answer any questions Council may have with regard to the subject application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10921.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing relating to Rez. #99-07, Bylaw No. 10921 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 22, 1999" - BYLAW NO. 10922

Rez. #99-11

4108/14/28/36/40/48/54/64/74 Pandora Street and 204 Gilmore Avenue - located on South Side of 4100 Block of Pandora Street

Lots 1, 2, 3, 4, 6, 7, 8 & 9 and West half Lot 5 and East half Lot 5 all of Blk. 1, DL's 121 and 187, Group 1, NWD, Plan 1354

From: R5 Residential District

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the lots for single or two family residential development.

A letter dated 1999 April 27 was received from George Chapelas, 4135 Pandora Street, Burnaby advising that he is unable to attend the Public Hearing this evening, however he wishes to inform Council of his opposition to the proposal to rezone one side of Pandora Street. Attached to this letter is a petition containing nine (9) signatures of property owners opposed to the rezoning application. The petition reads as follows:

"Re: Proposed rezoning of 4100 block Pandora Street, Burnaby, B. C.  
to R12

We, the undersigned are opposed to the proposed rezoning of the  
4100 block Pandora Street."

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT Bylaw No. 10922.

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. #99-11, Bylaw No. 10922 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

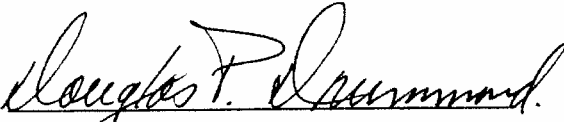
"THAT this Public Hearing (Zoning) do now adjourn."


CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:58 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I