

2000 DECEMBER 19

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2000 December 19 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor G. Begin
Councillor B. Der
Councillor D.G. Evans
Councillor N. Harris
Councillor D.N. Johnston
Councillor C.M.H. Redman
Councillor N. M. Volkow

ABSENT: Councillor D.R. Corrigan

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. 44, 2000" - BYLAW NO. 11185

Rez. #00-28

Ptn. of 8888 University Drive (8999 Nelson Way) - located on the south side of Nelson Way in Discovery Park, Simon Fraser University Site.

Portion of Lot 1, D.L.'s 31, 101, 102, 144, 149, 209, 210, & 211, Group 1, NWD. Plan LMP 30518

From: CD Comprehensive Development District

To: Amended CD Comprehensive Development District (based on Discovery Parks - SFU guidelines and in accordance with the development plan entitled "XANTREX Sky Sign.", prepared by Bunting Coady Associates Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a sky sign at the top of the existing building.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-28, Bylaw No. 11185.

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A letter dated December 19, 2000 was received from Dave Crossley, Treasurer, Simon Fraser Student Society, Member, Board of Governors, SFU, expressing strong opposition to the proposed rezoning for allow for a large corporate Skysign and urging Council to reject the subject application.

A letter dated December 19, 2000 was received from Ryan Stewart, University Relations Officer, Simon Fraser Student Society, Member of the Board of Governors, SFU, writing as an elected representative of SFU students and as an individual of SFU's Board of Governors, voicing strong opposition to the subject rezoning reference. The writer urged Council to reject the proposed rezoning application.

An e-mail forwarded to the Burnaby Planning Department has been received from Anita Bedo expressing concern about the appearance of the proposed skysign. The writer verbally requested forwarding of her message to Council.

Ryan Stewart, Simon Fraser University Student Society, appeared before members of Council to express his concern regarding the subject application. The speaker advised that when writing the previously noted letter he was under the impression the sign would be visible all over Burnaby, however he now realizes this is not the case. However, Mr. Stewart is still concerned about the impact the sign will have on the aesthetics of the SFU area and the preservation of the natural heritage of Burnaby Mountain. The speaker is also concerned about creeping privatization and that the promotion of businesses is not what SFU lands were originally intended for.

Director Planning & Building, D.G. Stenson, advised that the sign will be oriented to the east, towards Nelson Way, and is expected to only be visible to those entering onto Nelson Way from University Way. The sign will be placed flush with the building and will not be elevated above it.

In conclusion, Mr. Stewart questioned the justification and necessity of the proposed sign.

Tom Bunting, Bunting Coady Associates Inc., the rezoning applicant, appeared before Council to provide further clarification with regard to the proposed sign. Mr. Bunting described the sign as being perpendicular to the building and suggested it would be doubtful if you could see the sign until you enter Nelson Way. The speaker concluded that Xantrex are proud to be located at this site and want visitors to the Discovery Place site to be aware of their presence.

In response to a query from Council regarding illumination of the sign Mr. Bunting advised that the letters will be externally illuminated by a spotlight shining on them and would not be intrusive.

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

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MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

“THAT this Public Hearing relating to Rezoning Reference #00-28, Bylaw No. #11185 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 45, 2000" - BYLAW NO. 11186

Rez. #00-30

2820 Production Way - located at the northeast corner of Eastlake Drive and Production Way

Lot 1, D.L. 56, Group 1, NWD Plan 78930

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M5 Light Industrial District and Lake City Business Centre guidelines and in accordance with the development plan entitled “Lake City Business Centre” prepared by Hadfield & Turner Architecture)

The purpose of the proposed zoning bylaw amendment is to permit office/high-tech and other M5 uses within the existing development.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-30, Bylaw No. 11186.

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 #00-30, Bylaw No. #11186 be now terminated.”

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 46, 2000" - BYLAW NO. 11187

Rez. #00-33

4555 Kingsway - located at the north-west corner of Kingsway and McKay Avenue within the Metrotown Area.

Lot B, D.L. 153, Group 1, NWD Plan LMP 33681

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 "Addition to Office Tower" prepared by B. James Wensley Architect Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit an office addition (6 or 7 additional storeys) to the existing building.

A petition, containing 60 signatures, was received from owners and residents of 4505 Hazel Street advising of their opposition to the subject rezoning application.

Ralph McDiarmid, 4505 Hazel Street, Burnaby appeared before members of Council expressing his opposition to the rezoning proposal. Mr. McDiarmid advised that he and the two other persons accompanying him tonight have the following concerns: availability of additional street parking and possible overflow into their residential parking area; possibility that additional storeys may aggravate an existing "wind tunnel" effect on 4505 Hazel Street; possibility of blockage of satellite reception; additional height would darken the area during daylight hours; negative impact from construction noise and traffic and negative impact of property values at 4505 Hazel Street. A copy of Mr. McDiarmid's presentation is on file in the Office of the City Clerk.

Mr. D.G. Stenson, Director Planning & Building clarified that the current zoning for the site permits an additional 10 storeys which were intended for hotel use, but this new application is only for six storeys of office space, resulting in a reduction in the building's height from what could be built under existing zoning.

In response to a query from Council regarding parking, Mr. Stenson advised proposed change in use for the additional storeys requires additional parking; however, in Metotown it is permitted to provide cash payment in lieu of parking if additional public parking is available close by. Parking is available in the City's civic square and therefore a cash payment to fund public parking is being recommended for this application.

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Maurice Degoas, 1602 - 4505 Hazel Street, Burnaby appeared before members of Council to express his concern about the subject proposal and in particular the structural integrity of adding additional floors to the existing building. The speaker inquired whether Council were aware that there had been a cave-in during the existing building's construction phase at approximately the 10 or 11th floor.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-33, Bylaw No. 11187.

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 #00-33, Bylaw No. #11187 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 2000" - BYLAW NO. 11194

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit changes to rezoning application fees.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment a decision was reached to SUPPORT Bylaw No. 11194.

There were no further submissions received in connection with this Text Amendment.

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Text Amendment Bylaw No. #11194 be now terminated."

CARRIED UNANIMOUSLY

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ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

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

CARRIED UNANIMOUSLY

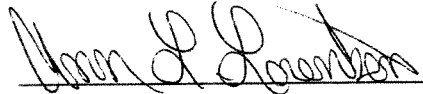
The Public Hearing (Zoning) adjourned at 8:01 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I