

2000 JANUARY 25

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2000 January 25 at 7:30 p.m.

PRESENT: Mayor D. P. Drummond
Councillor R.G. Begin
Councillor B.K. Der
Councillor N.C. Harris
Councillor D.N. Johnston
Councillor C.M.H. Redman
Councillor N. M. Volkow

ABSENT: Councillor D.R. Corrigan
Councillor D.G. Evans

STAFF: Mr. D. Stenson, Director Planning & Building
Mr. K. Ito, Assistant Director - Current Planning
Mrs. A.L. Lorentsen, Administrative Office
Mrs. D. R. Comis, City Clerk

The Public Hearing was called to order at 7:30 p.m.

**1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 1, 2000" - BYLAW NO. 11050**

Rez. #99-29

Portion of 4120 and Ptn. of 4160 Lougheed Highway and
Portion of 4161 Dawson Street

Ptn. of Parcel "A", Ref. Plan 11251 & B/L 52808, Block 8, D.L. 119, Group 1, NWD Plan
206 and Ptn. Of Lots B and D, D.L. 119, Group 1, NWD Plan 69931

From: M1 Manufacturing District, CD Comprehensive Development District (based on
M5 Light Industrial District and C1 Neighbourhood Commercial District)

To: CD Comprehensive Development District (based on P2 Administrative and
Assembly District and the prevailing zoning of portions of the site related to the
M1 and CD (M5 and C1 Districts, and in accordance with the development plan
entitled "Gilmore Avenue Station" prepared by Busby & Associates Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of the
Gilmore SkyTrain Station and related facilities.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #99-29, Bylaw No. 11050.

Item 1, City Manager's Report No. 03 amended and adopted by Council on January 24, 2000 is hereby received for the record of the Public Hearing. The report provided Council with an update on Skytrain including new information as it relates to the station area rezonings in progress.

A letter dated January 17, 2000 was received from President, NCL Real Estate Management Ltd., 7888 Alderbridge Way, Richmond, on behalf of Standard Life owners of one of the properties subject to this rezoning application. The writer proposes that the partial rezoning of this property be withdrawn at this time in order that a comprehensive rezoning application for the whole site be submitted in 6-8 weeks time.

Robert Howard, NCL Real Estate appeared before members of Council on behalf of Standard Life, owners of the subject property, to express their concerns with the application. Mr. Howard advised, despite numerous meetings with RTPO (Rapid Transit Project Office) and the City of Burnaby, confusion remains regarding details of this application and what impact it will have on the remainder of the subject property. The speaker, in reviewing the previously submitted letter, noted the following items of concern: that the area for rezoning is larger than that being negotiated with RTPO for the station; rezoning to accommodate the station should be done in conjunction with uses proposed to the remainder of the site; confusion regarding extent of infrastructure proposed for station site; Standard Life unaware of on-site bus loop proposal; RTPO not supportive of rezoning at this time; drawings indicate retail component of station but no information has been provided regarding this option; more time required to look at options for the whole site such as a proposed Master Plan.

In conclusion Mr. Howard requested that Council postpone this Public Hearing to allow more time to assess the impact partial rezoning, to accommodate the proposed station, will have on the whole site.

Mike Fitzgerald, Calgary, Alta., appeared before Council representing Standard Life, owners of the subject property. Mr. Fitzgerald advises that Standard Life would prefer to put forward a Master Plan for their whole property including the proposed station site. The speaker indicated that the additional time to look at the plan could allow Standard Life to consider assisting with funding for improvements to the station which might otherwise be eliminated from the plan and could identify any potential problems with the plan. This process could also serve as a catalyst in improving relations between RTPO and the City of Burnaby. Mr. Fitzgerald considers this process to be beneficial to the City, RTPO and Standard Life.

In response to a query from Council as whether Standard Life have concerns regarding where the station is being situated, Mr. Fitzgerald advised they have been in discussions with RTPO regarding the station location and features and are, for the most part, satisfied with the plans; however, how the station will impact on the remainder of the site is what concerns Standard Life at this point. With regard to when the Master Plan could be ready, Mr. Howard advised that approximately six to eight weeks would be required to put together a Plan. The purpose of this Master Plan would be to identify any conflict or problems between the station and future overall development of the remainder of the property.

In response to questions regarding time constraints by RTPO, the speaker informed Council he is in possession of a letter saying they are supportive of a postponement so that the site may be dealt with as a whole. The letter, dated January 25, 2000, addressed to NCL Real Estate Management Ltd. from Rapid Transit Project 2000 reads:

“Re: Rapid Transit Project and Standard Life Assurance Co.
property located at Lougheed and Gilmore Avenue, Burnaby, B.C.

We write to confirm that we are supportive of an overall rezoning of the entire property rather than simply rezoning a portion of the land where the SkyTrain Station is, as a comprehensive rezoning of the site as a whole more property addresses all land use issues and necessary off-site infrastructure modifications. - Property Manager”

Mr. Howard clarified, in response to a query from Council, that the Master Plan exercise is a first step towards a rezoning but one that would identify any problems with this application.

Jim Fraser, 3755 Bartlett Crt., Burnaby appeared before members of Council to express his opposition to the subject rezoning application. Mr. Fraser advised that his concern about conditions regarding security and criminal activity at existing SkyTrain stations leads him to conclude the proposed stations are not suitable for any of the proposed locations. The designs are poor and will not be an asset to the community informed the speaker.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rezoning Reference #99-29, Bylaw No. 11050 be now terminated."

CARRIED UNANIMOUSLY

2. **"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 2, 2000" - BYLAW NO. 11051**

Rez. #99-30

Ptn. of 4550 Lougheed Highway

Ptn. of 4567 Lougheed Highway

Ptn of Lot 119, D.L. 124, Group 1, NWD Plan 28198; Ptn. Of Lot 113, Excluding Part
Subdivided by Plan 27154, D.L.s 123 & 124, Group 1 NWD Plan 26085.

From: C3 General Commercial District and M1 Manufacturing District

To: CD Comprehensive Development District (based on P2 Administrative and
Assembly District and the prevailing zoning of portions of the site related to the
C3 and M1 Districts and in accordance with the development plan entitled
"Brentwood Station" prepared by Busby & Associates Architects)

The purpose of the proposed zoning bylaw amendment is to permit development of the
Brentwood SkyTrain Station and related facilities.

The Advisory Planning Commission wish to advise Council that following its consideration
of this rezoning application, a decision was reached to SUPPORT Rezoning Reference
#99-30, Bylaw No. 11051.

Item 1, City Manager's Report No. 03 amended and adopted by Council on January 24, 2000
is hereby received for the record of the Public Hearing. The report provided Council with an
update on Skytrain including new information as it relates to the station area rezonings in
progress.

A letter dated 2000 January 25 was received from Colleen Gem advising she supports
Skytrain expansion but is opposed to proposed relocation and elimination of certain stations
and cuts such as the elimination of an elevator and escalator from Brentwood Station.

Larry Doyle, Architect, 200 1450 Creekside Drive, Vancouver appeared before Council
representing the management of Brentwood Mall, and advised he has been working on a
master plan for phased re-development of the mall which is based on inclusion of Brentwood
Skytrain station. The speaker further advised he is working on the coordination of a new
London Drug store, the rezoning of, which requires a right-of-way for Skytrain and a bridge
link to the station planned for Brentwood Mall. Mr. Doyle informed Council that Brentwood
Mall supports the Skytrain station as presented in the City of Burnaby staff report, however
he is concerned about possible changes that may have taken place to the development plan
and requested clarification on this matter.

At the request of Council Mr. D.G. Stenson, Director Planning and Building, advised that the development plan before the Public Hearing is what is contained in CD Plans submitted with the application; however since the time of reporting to Council on the application further discussions have taken place and some changes have been suggested to the plan. These changes are set out in the report adopted by Council on 2000 January 24 and read into the Public Hearing record.

Mr. Kenji Ito, Assistant Director - Current Planning provided a brief verbal description of the development plans for Brentwood Station.

Mr. Doyle advised that the land bridge width and linkage are very important to Brentwood Mall and they will be finalizing their proposed rezoning to include the required dedications and right-of-way in good faith.

Wendy Gibson, 4536 Brentlawn Drive, appeared before members of Council advising she is opposed to the subject application. Ms. Gibson indicated she is opposed to the application because of concerns regarding security, increasing crime, traffic and parking problems. This neighbourhood is already experiencing problems such as drug/sexual paraphernalia being found outside homes, gatherings of young people and, most recently, panhandlers at Willingdon and Halifax; adding a Skytrain station to the neighbourhood will only exacerbate the situation noted the speaker. Ms. Gibson also indicated that, while they have not yet had speed bumps installed into the lane at the rear of Brentwood Mall, area residents have been pleased with the response from Mall management to their concerns.

Henrietta Henney, 4764 Brentlawn Drive, Burnaby appeared before members of Council advising that she is looking forward to having Skytrain accessible to her neighbourhood, however while she has attended all public meetings for Skytrain and filled out input questionnaires she is yet to find out how the stations will look and what amenities, such as elevators, sidewalks, etc., they will provide. The speaker expressed dismay to hear that some of these elements may be removed from the project because she feels they are important. Ms. Henney also expressed frustration that no model nor drawings have been presented to this Public Hearing to indicate what the project will look like.

Jim Fraser, 3755 Bartlett Crt, Burnaby came before members of Council to express his opposition to the subject application. Mr. Fraser complained about the lack of information available to the public by the City on this matter and suggested Council postpone the Public Hearing until such time as more information, especially regarding security issues, has been provided to interested citizens. Mr. Fraser concluded he is opposed to any change to allow use of the subject lands for Skytrain.

Tom Bailey, 4536 Brentlawn Drive, Burnaby appeared before Council members to express concerns about the subject application, especially with regard to safety and security issues. The speaker questioned whether there has been a promise of funds by TransLink for increased policing or proving clean up of residential areas surrounding the Skytrain station and suggested these concerns be addressed prior to approval of the stations. Mr. Bailey also inquired what environmental impact assessments have been undertaken in relation to water run-off, especially into Still Creek, and flooding potential. In the same regard the speaker also inquired about geotechnical studies of the impact on soils, both static and dynamic loading on silt materials in the area, and the impact on existing structures.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing relating to Rezoning Reference #99-30, Bylaw No. 11051 be now terminated."

CARRIED UNANIMOUSLY

3. **"BURNABY ZONING BYLAW 1965, AMENDMENT**
BYLAW NO. 3, 2000" - BYLAW NO. 11052

Rez. #99-31

Ptn. of 5650 Lougheed Highway

Ptn. of Lot E Except: Firstly: East 33 ft & Secondly: Part Now on Road Statutory Right-of-Way, Plan 21112, Thirdly: Part Now on Statutory Right-of-Way, Plan 4800, D.L. 125, Group 1, NWD Plan 3436

From: M2 General Industrial District, R2 Residential District

To: CD Comprehensive Development District (based on P2 Administrative and Assembly District and the prevailing zoning of portions of the site related to the M2 and R2 Districts, and in accordance with the development plan entitled "Holdom Station" prepared by Hotson Bakker Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of the Holdom SkyTrain Station and related facilities.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #99-31, Bylaw No. 11052.

Item 1, City Manager's Report No. 03 amended and adopted by Council on January 24, 2000 is hereby received for the record of the Public Hearing. The report provided Council with an update on SkyTrain including new information as it relates to the station area rezonings in progress.

Item 2, City Manager's Report No. 03 adopted by Council on January 24, 2000 is hereby received for the record of the Public Hearing. The report provided Council with information on traffic and transportation studies relating to bus service undertaken by the owner of the site for the Holdom SkyTrain Station.

A letter dated 2000 January 20, was received from J.H. Lee, Brentwood Recreation Centre, 5502 Lougheed Highway, advising of their opposition to this rezoning. The writer advises that while they are not opposed to the location of the SkyTrain line in front of their property or the station on the adjacent property; they are opposed to the proposed elimination of a crucial access to their property by the station.

A letter dated 2000 January 24 was received from, 3448 Beach Drive, Victoria and Coastal Ford Sales Ltd., 5750 Lougheed Highway, Burnaby outlining concerns regarding visibility, access and egress in regard to the subject application.

Donald Carson, President Coastal Ford, 5750 Lougheed Highway, accompanied by his sister, Ruth Jackson, representing the property owner Yennadon Holdings Ltd., appeared before members of Council to express their concerns regarding the subject application.

Mr. Carson advised that Coastal has operated a retail business at this site for 12 years, employing 115 people, and its success is dependent the site being visible and accessible. The speaker indicated he has had many productive meetings with Burnaby Planning staff during the past year and has attended several of the open houses hosted by RTPO and has submitted his concerns to those representatives. These concerns focus primarily on the impact some aspects of the station will have on their business, especially with regard to traffic congestion, visibility, and vehicular access and egress. Mr. Carson did note for the record he has no objection to SkyTrain and believes there are logical and reasonable solutions to his concerns.

The speaker commented on the following points:

1. Station Improvements - the bus loop as drawn on the current plan is directly opposite the one entrance to their property which is difficult to get into at the best of times - hopes traffic study proposed by neighbouring property will address this issue;
2. Funding - doesn't want to see a half finished project. For example proposed reconstruction of Holdom Avenue including complete boulevards to a final standard, from Lougheed to Goring on the west side and from Lougheed to the existing Coastal Ford driveway on the east side - particularly tight area for traffic, the proposal is inadequate and needs to be completed through to either Goring or Kingsland;
3. Vehicular Access for Staff - requires clarification;

4. Right turn lane from Lougheed Highway eastbound - highly recommends this action - has asked RTPO office for a rendering showing eastbound visibility of his site but has not yet received.
5. Upgraded traffic control measures - supports this initiative;
6. On-street works - how can we ensure that these works will be completed to a reasonable level of satisfaction.

Ruth Jackson, expressed concern about how sufficient funding will be ensured to provide station improvements and amenities that they consider fundamental to the approval of the project.

In response to Council's request, Mr. D.G. Stenson, Director Planning and Building explained the process that staff undertake in ensuring the fulfilment of the City prerequisites to rezoning. At this time he cannot say what form this commitment will take; however, Council must be fully satisfied that the conditions will be met prior to final adoption of the bylaw.

In conclusion, Ms. Jackson advised that Yennadon Holdings and Coastal Ford support the spirit of what Burnaby Council is attempting to achieve with this station and reiterated a point brought up by her brother regarding their wanting a rendering of the visibility of their site from Lougheed Highway.

Tony Pellett, 6161 Sumas Street, Burnaby appeared before members of Council in support of the subject application. Mr. Pellett, whose background is in transportation planning, informed Council that, as a resident of this area, he believes having a station at Holdom would improve his life; however he does have concerns he wished to bring to Council's attention. Mr. Pellett suggests that the distance of the station to Parkcrest Plaza could result in deterioration of that retail area if improved transit linkages are not implemented. Mr. Pellett also agrees with previous speakers that an on-site bus loop is not suitable for location and suggests improvements to existing transit looping patterns could resolve this issue.

Dan McIntyre, Pines, McIntyre & Shrives, 1177 W. Hastings, Vancouver appeared before Council on behalf of Delesalle Holdings, owners of the subject property, accompanied by Mr. Zoltan Kuun, a transportation consultant who is to provide Council with a presentation on alternative bus loop options related to the subject application.

Mr. McIntyre's comments are briefly summarized as follows: bylaw should exclude reference to the Bus Loop on the property; bus and "kiss and ride" arrangement should be as presented by Mr. Zoltan Kuun and that only these areas be included in Bylaw; no private properties to be rezoned for public use; city staff to continue working with owners and consultants following public hearing; final adoption of bylaw to take place only after all necessary arrangements between property owner and RTPO and TransLink have been finalized. A copy of Mr. McIntyre's presentation was provided to members of Council and is on file in the Office of the City Clerk.

MOVED BY COUNCILLOR VOLKOW
SECONDED BY COUNCILLOR REDMAN

“THAT this Public Hearing do now recess.”

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:25 p.m.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR HARRIS

“THAT the Public Hearing now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:34 p.m. with Councillors Evans, Corrigan and Redman absent.

Zoltan Kuun, Zoltan Kuun Associates Consulting Civil Engineers, appeared before members of Council advising that he has been retained by the property owner to study transportation options for this site and provide alternative suggestions for the bus loop proposed for the site. The speaker displayed a series of diagrams showing the following: study area; Official Zoning Map as in the City of Burnaby subject bylaw; proposed station layout; requirements as proposed by RTP 2000; requirements as per TransLink; existing routing of #136 bus; alternative bus routes number 3, 4, 5, & 7; industries, etc. potentially served by routing alternatives 3, 4 & 7; potential geometrics and; suggested modification of Official Zoning Map. Copies of Mr. Kuun's diagrams are on file in the Office of the City Clerk.

** Councillor Redman returned to the Public Hearing at 9:35 p.m. and took her place at the Council table.

The speaker concluded by requesting Council give consideration to modifying the rezoning proposal to provide for an alternative off-site bus looping proposal.

Dan McIntyre re-addressed Council upon conclusion of Mr. Kuun's presentation stressing that the owners of the property do not want any of their property rezoned for public use that is not required as such and that the zoning bylaw amendment only be given final adoption after all agreements are in place between the owners and various other parties.

Tony Capolongo, 5530 Buchanan Street, Burnaby appeared before members of Council to express his strong opposition to the subject application. Mr. Capolongo expressed concerns about the impact the subject application will have on the surrounding neighbourhood, particularly with regard to increased crime, traffic congestion, littering and parking.

The speaker is concerned that the "fast track" approach to implementing the Skytrain line and stations has resulted in residents' concerns not being listened to nor addressed and, in this particular case, the rezoning being done in isolation of long-term redevelopment plans. Mr. Capolongo questioned why so many stations are planned for the Burnaby line, whether they are all necessary and why there had been no mention of a bus loop for the subject site at earlier open houses regarding this station.

Gabrielle Cocco, 5251 Broadway, Burnaby appeared before Council in opposition to the rezoning application. The speaker expressed concern that Council has already made a decision regarding the Skytrain Station and there is no purpose to having this Public Hearing. Mr. Cocco also indicated that the entire Skytrain project, including the guide ways should be the subject of rezoning, not just the stations.

Glenn Toppings, 2140 Fell Avenue, Burnaby appeared before Council members on behalf of Brentwood Recreation Centre, owners of property immediately adjacent the subject site, who are opposed to the subject application. Mr. Toppings advised his client's opposition is premised on the proposed loss of access to their property which would have a serious detrimental impact on their retail business -- the largest bowling centre in western Canada and the largest racquetball and fitness centre in the Province. Access from Holdom Avenue to the Brentwood Lanes property is used by over 35% of their customers and a loss of this access, combined with even more obstruction of visibility could result in a significant revenue loss to the business -- a situation his client is prepared to fight, in court, if necessary.

Mr. Toppings also expressed concern that this neighbourhood, a "Study Area" with no long term plans for re-development, could be negatively impacted by Skytrain because development potential for surrounding properties has not been fully explored.

At the request of Council Mr. D.G. Stenson, Director Planning and Building briefly outlined the general plans for this area as identified in the City of Burnaby's Official Community Plan.

Mr. Topping suggested that more time be taken to consult with the neighbourhood about the impact of Skytrain to resolve serious issues such as access to neighbouring businesses.

Nadine Capolongo, 5530 Buchanan Street, Burnaby appeared before Council to express her opposition the subject application. The speaker suggested that, although open houses were held regarding Skytrain and the subject station, plans for the station had already been submitted and no real opportunity was given for constructive input by area residents. Ms. Capolongo expressed concern that the stations will go ahead as planned regardless of input from area residents.

Gary Eyre, 6731 Woodvale Crescent, Burnaby appeared before members of Council to express concurrence with previous speakers. Mr. Eyre advised he is frustrated with the process to date and is concerned issues, such as adverse impact on businesses, criminal activity, traffic problems, will not be addressed or even considered in the decision-making process.

Mr. Eyre concluded that he strongly objects to the Holdom Station location and asked Council to put it on hold until more detailed planning has been undertaken.

Jim Fraser, 3755 Bartlett Crt., Burnaby appeared before members of Council requesting that this Public Hearing be adjourned until such time as more information has been provided to interested parties. The "fast-track" concept is a real problem suggested the speaker and has resulted in a proposal that is not well-thought out and a consultation process that is a joke. Money spent on public relations for the project would have been better spent on good planning concluded Mr. Fraser.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rezoning Reference #99-31, Bylaw No. 11052 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 4, 2000" - BYLAW NO. 11053

Rez. #99-32

Ptn. Of 6800 Lougheed Highway

Ptn. Of Lot 1, D.L. 78, Group 1, NWD Plan 74615

From: M2 General Industrial District, R2 Residential District

To: CD Comprehensive Development District (based on P2 Administrative and Assembly District and the prevailing zoning of portions of the site related to the M2 & R2 Districts, and in accordance with the development plan entitled "Sperling Station" prepared by Hotson Bakker Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of the Sperling SkyTrain Station and related facilities.

2000 January 25

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #99-32, Bylaw No. 11053.

Item 1, City Manager's Report No. 03 amended and adopted by Council on January 24, 2000 is hereby received for the record of the Public Hearing. The report provided Council with an update on SkyTrain including new information as it relates to the station area rezonings in progress.

A 30 signature form-letter petition was received from residents of Kneale Place expressing concern about the impact construction of Sperling Station will have on their homes. The writers' request Burnaby Council ensure that interest of the homeowners are protected prior to granting approval to the rezoning.

Dorothy Bringeland, 6714 Kneale Place, Burnaby came before members of Council to express concern about the lack of parking being provided for the station and the potential for increased crime in the neighbourhood.

Tom Dielschneider, Project Manager, Dairyworld Foods, appeared before Council members to advise Dairyworld is excited to have the station located at this site and, because there is a long history of this location being identified with Dairyland, a contest was held amongst Dairyworld's employees proposing a name for the new station. Suggested names include Dairyland Station, Dairy, Dairy Place, Dairy At Sperling.

Mr. Dielschneider advised Dairyworld does have a concern regarding the subject application; that being a servicing and roadworks proposal to reconfigure the Sperling/Winston/Dairyland truck access intersection to accommodate the bus loop on the site. Having a SkyTrain Station at this site will significantly increase in traffic at this intersection and a bus loop will further add to traffic congestion informed the speaker. A traffic study promised by RTPO has not yet been made available to Dairyworld and therefore no discussions have taken place regarding this important aspect of the application. Dairyworld is anxious that this issue be addressed as soon as possible concluded Mr. Dielschneider.

Tony Pellett, 6161 Sumas Street, Burnaby appeared before members of Council advising that while he is not opposed to the subject application he is concerned about soil conditions in this area and the impact on construction. The speaker suggested extra caution be used in construction of this facility.

Jim Fraser, 3755 Bartlett Crt., Burnaby appeared before members of Council to advise of his opposition to the subject application. Mr. Fraser suggested that the Public Hearing for this application be adjourned because of the lack of information available to the public.

Gary Eyre, 6731 Woodvale Cr., Burnaby appeared before members of Council to express opposition to the rezoning application. Mr. Eyre advised that the proximity to Sperling Elementary School and a townhouse complex made this location inappropriate for the proposed use.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rezoning Reference #99-32, Bylaw No. 11053 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 2000" - BYLAW NO. 11054

Rez. #99-52

4501 North Road

Strata Lots 5 - 118, D.L. 1, Group 1, NWD Strata Plan NW1901, together with an interest in the common property in proportion to the unit entitlement of the strata lot as show on Form 1.

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C3 General Commercial District and M5 Light Industrial District guidelines)

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C3 General Commercial District and M5 Light Industrial District and in accordance with the development plan entitled "North Road Centre, Burnaby, B.C. Proposed Rezoning and Parking Plan" prepared by R.E. Lithmann & Associates Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit increased commercial uses and additional 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 #99-52, Bylaw No. 11054.

A letter dated 2000 January 22 was received from Kwan Yu and Grace Hui, 1560 Topaz Court, Coquitlam advising that as the registered owners of a status unit in the subject building they would prefer to retain both M5 and C1 District uses currently permitted for the subject site.

2000 January 25

A memo dated 2000 January 25 was received from the Director Planning & Building requesting that the following correction in the Development Proposal statistics on page 5 of the Public Hearing report be read into the record:

“Under Section 5.2 there is a line which reads:

Area to remain governed solely by M5 & C1 uses - 743m² (8,000 sq. ft.)

This line should read:

Area to remain governed solely by M5 uses - 743m² (8,000 sq. ft.)

C1 commercial uses are not currently permitted within this 8,000 sq. ft. and would not be permitted if Rezoning Reference #99-52 is given Final Adoption by Council.”

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rezoning Reference #99-52, Bylaw No. 11054 be now terminated."

CARRIED UNANIMOUSLY

**6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 2000" - BYLAW NO. 11055**

Rez. #99-54

4555 Kingsway
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 “Hotel and Mixed-Use Tower” prepared by B. James Wensley Architect Ltd.)

The purpose of the proposed zoning bylaw amendment 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.

2000 January 25

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #99-54, Bylaw No. 11055.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DER

"THAT this Public Hearing relating to Rezoning Reference #99-54, Bylaw No. 11055 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DER

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

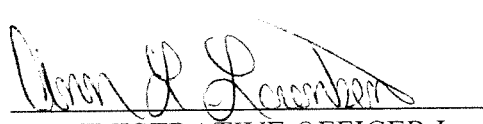
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:53 p.m.

Confirmed:


MAYOR

Certified Correct:


ADMINISTRATIVE OFFICER I