

2000 SEPTEMBER 26

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2000 September 26 at 7:30 p.m.

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

ABSENT: Councillor B. Der
Councillor D.G. Evans

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

The Public Hearing was called to order at 7:35 p.m.

1. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 31, 2000" - BYLAW NO. 11138

Rez. #00-01

3720 Imperial Street - located on the southeast corner of Boundry Road and Imperial Street.

Lot 36, D.L. 150, Group 1, NWD Plan 36286

From: C6a Gasoline Service Station and P8 Parking Districts

To: CD Comprehensive Development District (based on C6b Gasoline Service Station District and in accordance with the development plans entitled "Proposed New Retail Store, Canopy and Site Upgrading; 3720 Imperial Street" by Beesley Engineering Ltd)

The purpose of the proposed zoning bylaw amendment is to permit the development of a split-serve gasoline service station with a retail store.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-01, Bylaw No. 11138 .

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Annie Law, 3721 Dubois Street, Burnaby appeared before members of Council, on behalf of her whole family, to strongly object to the rezoning proposal. Ms. Law, after clarification as what type of store would be permitted, advised her family do not feel a store is suitable for this site especially because is at a busy intersection and will only attract more vehicles and noise. The speaker suggested a commercial area such as Kingsway would be a better location for the store. Ms. Law informed Council her family moved to Burnaby seeking a quiet neighbourhood and suggested the new development would destroy her view, disturb her family's sleep because of the late hours, create more garbage and pollution and have a negative affect on their property value.

In response to the speaker query regarding the possibility of expansion of the gas station to adjacent properties, Mr. D.G. Stenson, Director Planning and Building advised the current proposal is only for the subject site, on which the existing station is, and he was unaware of any plans for inclusion of adjacent properties into the development. Any plan to include additional properties would require another rezoning application and public hearing informed Mr. Stenson.

Council further clarified that this new proposal will result in removal of the repair facility in the subject garage which is to be replaced by an expanded convenience store, with the overall size being similar to the existing development.

Ms. Law advised she feels better to know that the repair garage component of the gas station will be removed but she would prefer that the site not to have any commercial business on it at all. In conclusion, the speaker advised she hopes, if the proposed gas station is approved, that there will be little noise or air pollution.

Steven Yu, 9366 Manchester Drive, Burnaby appeared before Council advising that as of October 1st he will be the operator of the repair facility contained in the current service station. Mr. Yu informed Council that many of his customers and local residents have expressed concern about the loss of this repair facility and suggest that such a facility should be included in the proposal. The speaker advised that there are many seniors in this area who are upset at the proposed loss of the repair service.

Mr. D.G. Stenson, Director Planning and Building clarified that there is no repair facility included in the rezoning proposal before Council at this time.

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

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MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rez. #00-01 . Bylaw No. 11138 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 2000" - BYLAW NO. 11139

Rez. #00-06

Ptn. of 5000 North Fraser Way - located on the south side of North Fraser Way just east of Sussex Creek.

Ptn. of Lot 4, D.L. 164 & 165, Group 1, NWD Plan LMP40993

From: CD Comprehensive Development District (based on M2 General Industrial and M5 Light Industrial Districts)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District Use and Density and Glenlyon Concept Plan Guidelines and in accordance with the development plan entitled "HEU Canada Lands" prepared by Musson Cattell MacKey Partnership)

The purpose of the proposed zoning bylaw amendment is to permit the development of a two-storey office building to be occupied by the Hospital Employees Union (HEU).

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-06, Bylaw No. 11139.

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

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rez. #00-06, Bylaw No. 11139 be now terminated."

CARRIED UNANIMOUSLY

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ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CORRIGAN


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

CARRIED UNANIMOUSLY


The Public Hearing (Zoning) adjourned at 8:08 p.m.

Confirmed:

Certified Correct:



MAYOR



ADMINISTRATIVE OFFICER I