

2000 MARCH 28

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2000 March 28 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)  
Councillor G. Begin (*Arrived 8:09 p.m.*)  
Councillor B. Der  
Councillor D.G. Evans  
Councillor N. Harris  
Councillor D.N. Johnston  
Councillor C.M.H. Redman (*Arrived 8:14 p.m.*)  
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. 7, 2000" - BYLAW NO. 11064

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to provide for mixed use commercial and multi-family development in the Royal Oak area.

No one appeared in connection with the Text Amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 11064.

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 the Text Amendment, Bylaw No. 11064 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 8, 2000" - BYLAW NO. 11073

Rez. #99-56

**Ptn. of 6688 Southoaks Crescent** - the west portion (0.86 acres) of the Nikkei Place site on the south side of Southoaks Crescent which has a total area of 2.45 acres

Ptn. of Lot 8, D.L. 96, Grp. 1, NWD Plan LMP20410

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, P3 Park and Public Use District and P5 Community Institutional District)

To: Amended CD (based on P5 Community Institutional District and the Nikkei Place Community Plan guidelines established in Rezoning Reference #45/93, and in accordance with the development plan entitled "Nikkei Place Supportive Housing" prepared by Joint Venture Architects)

The purpose of the proposed zoning bylaw amendment is to permit subdivision and the construction of a 59 unit supportive housing development.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #99-56 , Bylaw No. 11073.

Kenneth Takeuchi, architect and rezoning applicant, appeared before members of Council advising, for the record, that they have proposed a small increase in square footage, 403 square feet, from what was originally proposed for this development. This increase, 54,492 square feet to 54,895 square feet, is required in order to allow eight of the proposed units improved handicapped and wheelchair accessibility. Mr. Takeuchi also advised Council of their request to the Engineering Department for installation of a crosswalk, across Southoaks Crescent, that would allow residents of the proposed development to cross to the seniors' residence and cultural centre located directly across the street. The speaker is concerned the requested crosswalk will be denied because the proposed location does not meet the City of Burnaby policy criteria. This could create a hazardous situation because residents will cut across the street instead of walking down to the existing crosswalk and back again, concluded Mr. Tekeuchi.

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 Rez. #99-56 , Bylaw No. 11073 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 9, 2000" - BYLAW NO. 11074

Rez. #99-58

**4330 Sanderson Way** - located south of Sanderson Way at the intersection with Gilmore Way in Discovery Place (BCIT) site

Lot 16, D.L.'s 71 & 72, Grp. 1, NWD Plan 60616

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

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

The purpose of the proposed zoning bylaw amendment is to permit an addition to an advanced technology research facility.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #99-58, Bylaw No. 11074.

Mark Whitehead, 4006 W. 12th Avenue, Vancouver appeared before members of Council on behalf of Musson Cattell Mackey, architects for the subject development and the rezoning applicant. Mr. Whitehead advised that he represents the owners of the subject site, Electronic Arts, the largest interactive game software company in the world for whom this site, as well as being its largest and most successful studio, is also its corporate headquarters. The proposed Phase two building will displace the existing surface parking lot and will be in keeping with the first phase in its quality and design. The displaced parking will be moved underground, bringing the total amount of underground parking for this site to 80%.

Mr. Whitehead further advised that an information session was hosted in February by Electronic Arts with invitations being sent to 1000 residents and businesses in the vicinity. A questionnaire was provided to attendees and 34 were completed. The speaker provided Council with an Executive Summary of the Questionnaire results and this information is on file in the Office of the City Clerk.

Dennis Danielson, 4080 Spruce Street, Burnaby appeared before members of Council to express his concerns regarding to the subject application. The speaker complained that despite assurances by the City of Burnaby and Electronic Arts that the subject site would be maintained with a campus-like setting, as was established in the Official Community Plan, there appears to have been an effort made to make the site less accessible. Contrary to promises to area residents that no fences would be erected anywhere in Discovery Place, Electronic Arts, after first excavating the site surrounding its first phase building with extremely steep slopes, have now erected fences as a safety measure. Mr. Danielson suggested Electronic Arts, knowing that fences are not acceptable in Discovery Place, should not have excavated its site to such a point that fences are now a necessary precaution. Mr. Danielson further advised that he has attended several meetings with Electronic Arts over the years and, while he is happy for its success and is not opposed to further development of the business, does not believe they should be permitted to either break or make up the rules. The speaker concluded that other tenants within Discovery Place are keeping their commitments to preserve the campus-like atmosphere, originally intended for the development, and Electronic Arts should follow their example.

Ian Landles, 3964 Creekside Place, Burnaby appeared before members of Council to express his agreement with the previous speaker. Mr. Landles feels that fences and steep slopes are not appropriate in Discovery Place.

Paul Tigchelaar, 4647 Barker Street, Burnaby appeared before Council to support the comments made by the previous two speakers, particularly with regard to the steep slopes and fences.

Blanche Snowden, 4096 Spruce Street, Burnaby appeared before members of Council to express concern with regard to the proposed development. The speaker informed Council that her bedroom faces the development site which, at night, it is extremely bright and inquired whether additional tree planting will be undertaken along Spruce Street? Ms. Snowden advised that she, too, objects to the steep slopes and fences at the Electronic Arts site.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR DER

"THAT this Public Hearing relating to Rez. #99-58 , Bylaw No. 11074 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 10, 2000" - BYLAW NO. 11075

Rez. #00-02

**5637/61/62/87/88, 5708/11/40/45/46/47/63/68/85/88/89/90/92, 5808/11/18/30/36/37/50/61/92, 5917/29/30/49/50/69/70/89/90/6004/16/30/32/40 Hardwick Street; 5638/68/82/87/92, 5708/09/ 18/28/36/39/41/46/51/53/62/84/89, 5809/10/16/19/37/40/42/58/61/68/80/87/89, 5910/30/49/50/ 55/70/79/89/90/6009/10/29/30/49/50/59/70/79/90 Woodsworth Street; 5695/5711/37/61/87, 5811/13/35/63/65/73, 5909/29/49/69/89, 6011/25/33/49/69/91/93 Sprott Street; 3770 Douglas Road; 3570/79, 3639/40/80/3785 Godwin Avenue; 6074 Trans Canada Highway - area bounded by Douglas Road to the east; Sprott Street to the south, the lane south of Fulwell Street to the north and the Trans Canada Highway to the east**

Lot 10, D.L. 74, NWD Plan 1876; Lots 20/19/18/16/14/13/12/11, Blk. 4, DL 76, Plan 1885; Lots 1/2/3/9/15/13/12, Blk. 9, DL 76, NWD Plan 1885; Lots 34/35, DL 76, NWD Plan 63307; Strata Lots 'A'/'B', DL 76, NWD Strata Plan LMS57, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1; Lots 1 & 2, DL 76, NWD Plan LMP398; Lots 1 & 2, DL 76, NWD Plan 83314; Strata Lots 1 & 2, DL 76, NWD Strata Plan NW758 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1; Lots 1 & 2, DL 76, NWD Plan LMP1766; Lots 1 & 2, DL 76, NWD Plan 74988; Lots 38/39, DL 76, NWD Plan 67271; Lots 37/36, DL 76, NWD Plan 67198; Lots 19/18/17/16, Blk. 5, DL 76, NWD Plan 1885; Lots 2/3/4/5/16/15/ 14/13/1, Blk. 8, DL 76, NWD Plan 1885; Lots 1 & 2, DL 76, NWD Plan 77486; Lots 14/15 exc.: part on Plan 26541, Blk. 5, DL 76, NWD Plan 1885; Strata Lots 1 & 2, DL 76, NWD Strata Plan NW1535 together with an interest in the common property in proportion to the unit entitlement of the strata plan as shown of Form 1; Lots 8/12/11/9 except part Highway Plan 26541, Blk. 8, DL 76, NWD Plan 1885; Lot 1, DL 74 & 76, NWD Plan LMP1817; Lot 2, DL 76, NWD Plan LMP 1817; Lots 2/1, DL 76, NWD Plan 79313, Lots 'H'/'J', DL 76, NWD Plan 15532; Lots A/B, Blk. 10, DL 76, NWD Plan LMP17931; Lots 1 & 2, DL 76, NWD Plan 79793; Strata Lots 1 & 2, DL 76, NWD Strata Plan NW 78 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1; Lots 1 & 2, DL 76, NWD Plan 72165; Strata Lots 1 & 2, DL 76, NWD Strata Plan NW334 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1; Lots

6/9/16/15/13, Blk. 10, DL 76, NWD Plan 1885; Lots 3/4, DL 76, NWD Plan 71435; Lots A/B, D.L. 76, NWD Plan 69661; Strata Lots 1 & 2, DL 76, NWD Strata Plan NW 545 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1; Lots 1 & 2, DL 76, NWD Plan NWP 88398; Strata Lots 1 & 2, DL 76, NWD Strata Plan LMS 2496 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1; Lots 1/2/3/4/5/6/7/8/9/10/18/17/16/15/13/12, Blk. 11, DL 76, NWD Plan 1885; Lots 26/27/ 28/25, DL 76, NWD Plan 29855; Lots 31/32, DL 76, NWD Plan 48344; Lots 18/17, DL 76, NWD Plan 19436; Strata Lots 1 & 2, DL 76, NWD Strata Plan LMS807 together with an interest in the common property in proportion to the entitlement of the strata lot as shown on Form 1; Strata Lots 1 & 2, DL 76, NWD Strata Plan NW537 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1; Lots A/B, DL 76, NWD Plan 70205; Lots A/B, DL 76, NWD Plan 22224; Lots 1 & 2, DL 76, NWD Plan 81967; Strata Lots 1 & 2, DL 76, NWD Strata Plan NW2224 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1; all of Group 1.

From: R5 and R9 Residential Districts

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 2000 March 21 was received from A.J. Morrison, 5929 Sprott Street, Burnaby suggesting that Sprott Street should be removed from the proposed area rezoning because of its use as a truck route, similar to those properties on Douglas Road.

A letter dated 2000 March 21 was received from Rose Low, 6070 Woodsworth Street, Burnaby expressing support for the proposed change to the R12 zone.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-02, Bylaw No. 11075.

Joseph Correia, 5676 Laurel Street, Burnaby appeared before Council to request his property be included in the proposed area rezoning. The speaker objected to the fact that his property, which had been included in the original properties considered for rezoning, had been removed from the proposal along with several other properties. Mr. Correia suggested it was unfair that the Community Planning & Housing Committee, in their report to Council, had excluded his property after he had been involved in the process from the beginning.

\*\* Councillor Begin entered the Council Chamber at 8:09 p.m.

In response to Council's request, Mr. D.G. Stenson, Director Planning & Building clarified that any properties added to the bylaw amendment, at this point, must be the subject of a new Public Hearing process.

Lillian Medforth, 3570/72 Douglas Road, Burnaby appeared before members of Council to clarify which properties are to be included in the subject zone change.

\*\* Councillor Redman entered the Council Chamber at 8:14 p.m.

In response to the confirmation that her property is not included in the proposed zone change, the speaker advised that she has no objection to the proposed R12 for neighbouring properties.

Brij Chadha, 5235 Canada Way, Burnaby and owner of 5789 Woodsworth Street, appeared before members of Council to advise that he is in favour of the proposed zone change to the R12 District.

Daud Ismail, 5861 Woodsworth Street, Burnaby appeared before Council members to express concern about the implications the zone change will have on parking in the neighbourhood. Mr. Ismail advised parking is already a problem for the area because of the high number of illegal suites and this problem could significantly increase with subdivision and two-family residences being permitted. Mr. Ismail also expressed concern about there being even more absentee owners if this change is approved.

Mr. Dhanani, 5115 Norfolk Street, Burnaby and owner of 5637 Hardwick Street, appeared before Council in support of the subject application. Mr. Dhanani advised that he has not experienced any problems with parking and does not anticipate problems under the new zone.

Farid Mawani, 3425 Douglas Road, Burnaby and owner of 5990 Hardwick Street came before Council members in support of the rezoning proposal. Mr. Mawani advised he has no problem with parking and, contrary to an earlier suggestion, the speaker sees there being less problem with illegal suites. The speaker considers the proposal to be a benefit to the neighbourhood because only those properties that are actually subdivided will face increased taxes and smaller, more affordable homes will be created.

Michael Ruth, 3425 Douglas Road, Burnaby appeared before members of Council in support of the application. The speaker advised that he is a tenant at this address and sees this proposal as an opportunity to purchase a smaller, more affordable property in a neighbourhood he likes.

Lisa Jung, 5688 Hardwick Street, Burnaby appeared before members of Council to express concern about the proposed rezoning. The speaker advised that lack of parking, increased traffic and the lack of sidewalks are all problems that need to be addressed prior to agreeing to the subject rezoning. Ms. Jung also does not believe lane access for parking will be utilized because it is used so little now.

Sheinaz Sumar, 602 - 5051 Lougheed Highway, Burnaby and owner of 5950 Hardwick Street appeared before members of Council in support of the subject application. The speaker suggested that R12 zoning will encourage more parking from the lane access which is more appropriate.

Peter Vadeboncoeur, 5955 Woodsworth Street, Burnaby appeared before members of Council in support of the subject application.

Joseph Correia, 5676 Laurel Street, Burnaby again appeared before Council to inquire why a City-owned, residential lot, located south of his property, was not included in the area rezoning? Mr. Correia suggested that the inclusion of that property would tie his property into the current area rezoning. In conclusion, Mr. Correia submitted a rezoning proposal questionnaire from his neighbour at 5686/88 Laurel Street who is also in favour of rezoning her property. A copy of this document is on file in the Office of the City Clerk.

Mansur Hirji, 4822 Inman Street, Burnaby and owner of 5837 Hardwick Street appeared before members of Council advising he is in favour of the subject rezoning application.

Sukhvinder Saroya, 5969 Sprott Street, Burnaby and owner of 5949 Sprott Street and 4840 Woodsworth Street appeared before members of Council in support of the application. In response to concerns regarding parking Mr. Saroya advised there are very few vehicles parked in front of any of his properties and does not anticipate a problem with parking; however the speaker does have concerns with traffic on this street, particularly city vehicles travelling to and from the City works yard. The speaker pointed out a residential neighbourhood is not a good place for the works yard, especially in light of proposed increased residential density, and suggests either the works yard be relocated or traffic be rerouted. Mr. Saroya suggested that traffic to and from the works yard should be via Douglas Road and Fulwell Street.

Tom Medforth, 3570/72 Douglas Road, Burnaby appeared before Council members advising that he has no objection to the subject rezoning, however he suggests that access to the city works yard should be from Laurel Street. Mr. Medforth also expressed concern that the lane adjacent his property is used significantly by city workers and traffic congestion is already a problem in that lane.



Kathy Chiang, 1310 Howard Avenue, Burnaby and owner of 5709 Woodsworth Street appeared before Council to express her full support for this rezoning application.

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 Rez. #00-02, Bylaw No. 11075 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 11, 2000" - BYLAW NO. 11076

Rez. #99-34

**3294 Production Way** - located within the Lougheed Highway right-of-way and partly on property owned by Rapid Transit Project 2000 Ltd. on the north side of Lougheed Highway just east of Production Way.

Ptn. Lot 2 Exc.: Phase One Strata Plan NW2757, D.L. 10, Grp. 1, NWD Plan 75063

From: CD Comprehensive Development District (based on M5 Light Industrial District and M1r Manufacturing District

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and the prevailing zoning of portions of the site related to the CD (M5, M1r) District and in accordance with the development Plan entitled "Production Way Station" prepared by Hotson Bakker Architects)

The purpose of the proposed zoning bylaw amendment is to accommodate a SkyTrain station and ancillary provisions.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #99-34, Bylaw No. 11076.

Dave Morrison, 3290 Production Way, Burnaby appeared before members of Council advising he is the owner of the BunsMaster business, located adjacent the subject site, and has several concerns regarding the rezoning proposal. The speaker is concerned about what impact the station will have on his business, both during and after construction; however he has experienced a great deal of difficulty in getting any specific information about the proposed station and bus loop from any of the meeting/open houses he has attended. More specifically, Mr. Morrison would like information on the following: proposed changes to driveways; proposed changes in grade level between Production Way and the bus loop; proposed vehicular turning restrictions into or out of driveways; proposed bus movements and; lastly, proposed closures and/or restrictions to Production Way or any other Lake City streets during the construction phase and if so how long? The speaker concluded he is concerned about the lack of a Master Plan for the project.

Gary Eyre, 6731 Woodvale Crescent, Burnaby appeared before Council to express concern about the lack of responsibility RTPO has to the City of Burnaby and requested that Burnaby take any opportunity to influence decisions that may impact the interests of its businesses and residents. Mr. Eyre concluded Burnaby Council's role is to do whatever possible to ensure Skytrain will be a benefit to our community.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR DER

"THAT this Public Hearing relating to Rez. #99-34, Bylaw No. 11076 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 12, 2000" - BYLAW NO. 11077

Rez. #99-35

**Ptn. of 9601 Lougheed Highway, Ptn. of 9850 and 9855 Austin Road, Ptn. of 9898 Government Street** - located south of Austin road and north of the Lougheed Highway

Ptn. of Parcel "One" (536961) Exc: Part on SRW Plan 21111, Pcl. "K" (Plan with Fee deposited No. 16405F), Lots 1 & 8, D.L. 4, NWD Plan 845; Ptn. of Lot 101, D.L.'s 2 & 4, NWD Plan 43016; Ptn. of Lot 79, D.L. 4, NWD Plan 36145; Ptn. of Lot 2, Exc.: First: Part on SRW Plan 21111, Secondly: Part on SRW Plan 4829, D.L. 2, NWD Plan 4286; all of Group 1.

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From: C3 General Commercial District and C4 Service 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 C3 and C4 Districts, and in accordance with the development plan entitled "Lougheed Town Centre Station" prepared by Paul Merrick Architects)

The purpose of the proposed zoning bylaw amendment is to accommodate a SkyTrain station and ancillary provisions.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #99-35, Bylaw No. 11077.

Douglas Symonds, 501 - 9847 Manchester, Burnaby appeared before members of Council on behalf of Barclay Woods, a strata complex fronting Lougheed Highway and immediately across from the subject site. Mr. Symonds, a member of the Barclay Woods Strata Council and Chair of its Security Committee attended several of the SkyTrain information sessions at which time area residents had indicated they did not want a SkyTrain station above ground at Austin and Lougheed and preferred the location between Lougheed Mall and North Road. Mr. Symonds expressed frustration with the process and waste of time spent discussing possible station sites when the time could have been better served discussing the chosen site.

With regard to the new station site Mr. Symonds put forward the following concerns: Security - improved lighting, implementation of "No Loitering" signage between Barclay Woods' north perimeter and Lougheed Highway; Noise - will the Burnaby Noise Bylaw apply to SkyTrain? Privacy - loss in property value to those units facing SkyTrain; Long Term - impact on future redevelopment of the Barclay Woods site. In conclusion, the speaker requested Council work on their behalf to mitigate the impact SkyTrain will have on their homes. A copy of Mr. Symonds' presentation is on file in the Office of the City Clerk.

Bill Atamanchuk, 1905 - 3711 Bartlett Court, Burnaby appeared before members of Council advising that he represents the owners of Strata Plan NW519, 3771 Barlett Court regarding their opposition to the proposed SkyTrain station. In view of their building being one of the closest to the proposed site the owners want to go on record with the following expectations and concerns: Security - additional Community Police officers to police wooded areas and pedestrian underpass, possible fencing and gating of Timberlea property; Noise - acoustical studies of noise impact on their property and remedial action if necessary; High-rise Construction - allowing construction of a high-rise structure would have direct negative impact and re-state their objection to any such proposal. A copy of the speaker's presentation is on file in the Office of the City Clerk.

Jim Fraser, 3755 Bartlett Court, Burnaby appeared before Council on behalf of B Tower Timberlea Strata Council advising that he wishes to express concerns similar to those of the previous speaker. Mr. Fraser informed Council that he is yet to receive, after numerous requests to RTPO, information regarding the design of the proposed station and objects to any decisions being made until all this information is available for study and comment by area residents. Without this information, submitted the speaker, concerns about security, noise, etc. cannot be properly addressed.

One idea that should be investigated now, suggested Mr. Fraser, is the concept of SkyTrain, when entering the Lougheed area, slowing down to a single, low speed similar to what is done near City Gate in Vancouver. Concern about increased crime as a result of the subject location for SkyTrain is also a primary concern to area residents, especially in relation to the pedestrian tunnel that is considered to be a prime target for drug dealing and other forms of criminal activity, concluded the speaker.

Pat Veldhuisen, 104 - 3737 Barlett Court, Burnaby appeared before members of Council as a resident of Tower A Strata NW319 and a representative of the Lougheed Area Residents Association (LARA) to express their extreme concern about the proposed location for the Lougheed SkyTrain Station and its impact on their property. It is this concern that has prompted Timberlea Tower A to request chain link fencing with barbed wire to completely surround their site and the installation of triple-glazed windows for all three Timberlea towers. The presence of an underground pedestrian tunnel, through which a large number of children must travel every day to access Cameron Elementary School, is a source of great concern because this will be a breeding ground for criminal activity submitted the speaker. For the benefit of all concerned it would be better to locate this station immediately adjacent Lougheed Mall, suggested Ms. Veldhuisen. Therefore, the speaker urged Burnaby Council not to advance the subject bylaw any further.

Corrine Riedyk, 804 - 738 Farrow Street, Coquitlam, appeared before members of Council to express her concerns with the proposed location for the Lougheed SkyTrain station. The speaker advised she has had the opportunity to view the plans for this station and as a frequent user of public transit and being a person requiring a mobility aide is extremely concerned about the poor siting of the elevator for the Station. This elevator is located a significant distance from the bus loop, is open to the elements and requires travelling adjacent Lougheed Highway – resulting in an inaccessible, inconvenient and possibly hazardous location for anyone requiring use of the elevator ( ie. persons with disability, the elderly or persons pushing baby strollers etc.) concluded Ms. Riedyk.

Gary Eyre, 6731 Woodvale Crescent, Burnaby appeared before members of Council to express his opposition to the subject rezoning application. The speaker commended Burnaby Council for allowing this process by which Burnaby residents could, for the record, state their objections to this proposal.

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Mr. Eyre agreed with previous speakers that the station would be more appropriately located east of Lougheed Mall. In addition to the previously stated concerns regarding noise and security, the speaker is also concerned about traffic implications, especially in view of the fact that no one knows what the plans really are for the site, and urged Council to address this concern. Mr. Eyre agreed with the suggestion that the SkyTrain should be made to gear down to eliminate noise when approaching this Station. Another concern identified by Mr. Eyre is the lack of authority given the City of Burnaby in ensuring the quality and integrity of the project. In conclusion, the speaker stated his objection to the public information process followed by RTPO in bringing this project forward.

Theresa Goddard, 1203 - 9521 Cardston Court, Burnaby appeared before Council members advising she is adamantly opposed to the subject application. As Safety Coordinator for Cameron Elementary School the speaker is aware of existing problems with children using the pedestrian tunnel under Lougheed Highway and, in her opinion, to add a SkyTrain station right next to this tunnel will make matters worse.

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 Rez. #99-35, Bylaw No. 11077 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR BEGIN

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:44 p.m.

Confirmed:

Certified Correct:

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
ADMINISTRATIVE OFFICER I