

2000 NOVEMBER 28

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

PRESENT: Mayor D.P. Drummond (In the Chair)
Councillor G. Begin
Councillor D.R. Corrigan (Arrived 7:52)
Councillor B. Der
Councillor N. Harris
Councillor D.N. Johnston
Councillor C.M.H. Redman (Arrived 7:36)
Councillor N. M. Volkow

ABSENT: 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.

The Administrative Officer announced that Item 3 of this evening's agenda has been WITHDRAWN.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 2000" - BYLAW NO. 11172

Rez. #00-07

3100 Production Way - located in the Lake City Business Centre on the east side of Production Way between Commerce Court and Eastlake Drive and just north of the proposed University SkyTrain Station.

Lot 81 Except: Part Subdivided by Plan 72477, D.L.'s 10 & 56, Group 1, NWD Plan 34201

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 "PMC-Sierra Inc." prepared by Musson Cattell Mackey Partnership)

The purpose of the proposed zoning bylaw amendment is to permit the development of a phased office/high-tech complex to include nine buildings and underground parking.

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The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-07, Bylaw No. 11172 .

Arising from its consideration of this application the Advisory Planning Commission submit the following resolution for Council's consideration:

“THAT Council be requested to ensure adequate lighting be provided on the urban trail and pedestrian walkways in new developments to address safety concerns of users.”

A letter dated November 27, 2000 was received from Regional Manager, B.C., Beutel Goodman Real Estate Group, Vancouver, B.C. owner of 8501 Commerce Court, Burnaby advising that, while they are not opposed to the subject rezoning application and support the proposed zone change, they have some concerns about the impact vehicular access and increased traffic will have on their property.

Tim Savage, 1559 Rosser Street, Burnaby appeared before members of Council on behalf of Beutel Goodman Real Estate Group advising he is the Property Manager for 8501 and 8600 Commerce Court, properties adjacent the subject site. In addition to the comments outlined in the above noted letter concerning traffic, Mr. Savage expressed concern regarding the width of the existing access road in relation to the potential increase in traffic.

** Councillor Redman arrived at the Public Hearing at 7:36 p.m.

With regard to the pedestrian walkway that is intended to connect to their property, the speaker is concerned about pedestrian safety and the potential negative impact on security for tenants of 8501 and 8600 Commerce Court. Mr. Savage concluded that security is a sensitive issue for his tenants.

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 Rez. #00-07 , Bylaw No. 11172 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 2000" - BYLAW NO. 11173

Rez. #00-17

4285 Mathissi Place - Bounded by Mathissi Place on the east, Sanderson Way on the north, Moscrop Secondary School to the south and Electronic Arts to the West and is located within the Discovery Place Community Plan area.

Lot 15 Except: Part Subdivided by Plan 84820, D.L. 72, Group 1, NWD Plan 60616

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

To: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place BCIT Community Plan guidelines and in accordance with the development plan entitled "Discovery Place - Building 14" prepared by Bunting Coady Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high technology office building on the subject site.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-17, Bylaw No. 11173.

Ken Isbister, 4323 Pine Street, Burnaby appeared before members of Council requesting clarification regarding some of the issues related to the subject proposal. Mr. Isbister inquired as to the maximum number of storeys permitted for buildings in Discovery Place and whether that has changed since the original development plans for the overall site.

Mr. D.G. Stenson, Director Planning and Building, advised several years ago, following a thorough review and extensive public input, the community plan for this area was revised. As a result, the maximum height guidelines adopted allow for four storeys with some special provisions along the flanking edges of residential streets for a certain maximum height related to the elevation of the ground within the site.

The speaker further inquired about the height of the building in relation to Huxley Street and whether the current vegetation will be protected in order to screen the top of the building.

Mr. Stenson advised that a significant conservation buffer area will be maintained with ownership of the conservation area being transferred to City of Burnaby as a condition of rezoning. Beyond this buffer will be a further setback line and then beyond that point the site will be altered with re-grading, cutting down into the bank and setting the four storey building down into natural grade of the site.

Mr. Isbister suggested that, at one time, there had been talk of a community trail around the exterior of the Discovery Place site and questioned whether the rough trail that currently exists will be developed or removed?

Mr. Stenson advised that there has been trail development of the adjacent Electronic Arts site, however, he is unaware of any plans to develop the trail on this site.

In conclusion, Mr. Isbister suggested that this current development proposal should include development of the trail system around Discovery Park, linking up with the property on the southeast corner of Willingdon and Moscrop, because the neighbourhood residents were under the impression that this had been promised during discussions for redevelopment of the whole area.

Tom Bunting, Bunting Coady Architects and rezoning applicant, appeared before Council to respond to some of the questions raised by the previous speaker. Mr. Bunting confirmed that there is a two storey height limitation for the building on the Huxley Street side. The speaker further confirmed that there was no official trail was planned for this site within the overall rezoning that took place several years ago and that the existing, unofficial trail running through the conservation area cannot be touched and will remain as is.

Council indicated they will ask staff to report on these matters.

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 Rez. #00-17, Bylaw No. 11173 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 2000" - BYLAW NO. 11174

Rez. #00-18

This item was *WITHDRAWN* from the agenda.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 41, 2000" - BYLAW NO. 11175

Rez. #00-22

6000 Lougheed Highway - located between Lougheed Highway and Kingsland Drive, east of Holdom Avenue.

Lot 120, D.L 130, Group 1, NWD Plan 64552

From: CD Comprehensive Development District (based on M1 Manufacturing District, M5 Light Industrial District) and R2 Residential District

To: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District guidelines, and in accordance with the development plan entitled "Wesco Distribution Canada Inc. Expansion" prepared by Ankenman Marchand), and R2 Residential District.

The purpose of the proposed zoning bylaw amendment is to permit an addition to an existing industrial building.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-22, Bylaw No. 11175.

Arising from its consideration of this application the Advisory Planning Commission submit the following resolution for Council's consideration:

"THAT Council be requested to ensure adequate lighting be provided on the urban trail and pedestrian walkways in new developments to address safety concerns of users."

Donald Carson, 51 Georgia Wynd, Delta, owner of Coastal Ford Sales, appeared before members of Council advising his business is located immediately west of the subject site and he is supportive of the proposed zone change and has discussed the application with the developers. Mr. Carson does, however, have one significant concern that he would like addressed related to visibility of his retail business. The new SkyTrain guideway and station, being constructed in the vicinity of these properties, has blocked the eastbound view of his business explained the speaker.

** Councillor Corrigan arrived at the Public Hearing at 7:52 p.m.

Mr. Carson suggests, therefore, that consideration be given to the landscape treatment proposed for the northernmost tip of the subject site in order that there be no impediment to the westbound Lougheed Highway view to his business.

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 Rez. #00-22, Bylaw No. 11175 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 42, 2000" - BYLAW NO. 11176

Rez. #00-26

7800 Riverfront Gate - located on the north side of Riverfront Gate between the Burnaby Women's Correctional Centre and Tillicum Street.

Lot 2, D.L. 166 & 167, Group 1, NWD Plan LMP 39677

From: CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District guidelines and in accordance with the development plan entitled "7800 Riverfront Gate" prepared by CEI Architecture Planning Interiors)

The purpose of the proposed zoning bylaw amendment is to permit the development of a multi-tenant industrial warehouse facility.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-26 , Bylaw No. 11176.

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A letter dated 2000 November 22 was received from Development Review Coordinator, CN Rail, Toronto, Ontario, owners of abutting property, providing the following comments:

1. "The owner must install and maintain at his own expense a chain link fence of a minimum 1.83 metre height along the mutual property line.
2. Any proposed alterations to the existing drainage pattern affecting Railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway."

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 Rez. #00-26, Bylaw No. 11176 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 43, 2000" - BYLAW NO. 11177

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to provide for the establishment of business centre districts. The District is specifically to accommodate a contemporary mix of high amenity offices, associated specialized production and other high-tech uses.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Text Amendment, Bylaw No. 11177.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Text Amendment, Bylaw No. 11177 be now terminated."

CARRIED UNANIMOUSLY

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ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR BEGIN

"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