

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2001 January 23 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)  
Councillor G. Begin  
Councillor D.R. Corrigan  
Councillor B. Der  
Councillor D.G. Evans  
Councillor N. Harris  
Councillor D.N. Johnston  
Councillor C.M.H. Redman (Arrived 7:35 p.m.)  
Councillor N. M. Volkow

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

The Public Hearing was called to order at 7:32 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 1, 2001" - BYLAW NO. 11197

Rez. #99-55

4343, 4373, 4443, 4470 Still Creek Drive; 2517, 2539, 2561 Willingdon Avenue - located immediately west of Willingdon Avenue and north of the Still Creek Drive

Blk. 14, Blk. 15 Exc. West 116', West 116' of Blk. 15, all of Plan 2855, Grp. 1, NWD; Lot 1, D.L. 70, Plan 13400, Grp.1, NWD; Lots 1 & 2, D.L. 119, Plan 3813, Grp. 1, NWD; Lot 3 Except; Firstly: Part on Reference Plan 7199, Secondly: Parcel "A" (Reference Plan 33001), Parcel "A" (Reference Plan 7199, Parcel "A" (Reference Plan 33001), all of D.L. 119, Group 1, NWD Plan 3813.

From: M1 Manufacturing District and M2 General Industrial District

To: CD Comprehensive Development District (based on M5 Light Industrial District and in accordance with the development plan entitled "Flex Buildings, Still Creek Drive at Willingdon" prepared by John Hollifield Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an office and manufacturing development.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #99-55, Bylaw No. 11197.

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Norm Couttie, Adera Equities Inc., 1111 Melville Street, Vancouver, rezoning applicant, appeared before Council advising that the development team has worked closely with City staff to resolve the many difficult, complicated issues associated with the subject site. The speaker expressed appreciation of staff in the Engineering, Environmental Services and Planning Departments for their commitment to the project. As proposed in this application, the project will benefit the community and the developer by resolving the difficult traffic problem at the intersection at Willingdon and Still Creek, resolving the historical on-site contamination and its leaching into the ground water and Still Creek, increasing the amount of commercial space in the City of Burnaby and allowing Adera to build on its success of the Bridge Business Park. Mr. Couttie concluded by requesting Council's support for the subject application.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rez. #99-55, Bylaw No. 11197 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 2, 2001" - BYLAW NO. 11198

Rez. #00-16

2999 Underhill Avenue - located within the Lake City Business Centre at the northwest corner of Underhill Avenue and Eastlake Drive.

Lot 52, D.L. 57, Group 1, NWD Plan 31050

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 "Brentwood Studios" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new film studio and production complex.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-16 , Bylaw No. 11198.

Christopher Bozyk, 611 Alexander Street, Vancouver, rezoning applicant and architect for the subject development, appeared before members of Council advising he was available to answer any questions Council may have with regard to the subject application. Mr. Bozyk took the opportunity to express his appreciation to Planning Department staff for its support and cooperation in bringing this application forward to Council.

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

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez. # 00-16, Bylaw No. 11198 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 3, 2001" - BYLAW NO. 11199

Rez. #00-32

4501 North Road - located on the west side of North Road between the Trans Canada Highway and Rochester Avenue.

Strata Lots 5 to 118, D.L. 1, Grp. 1, NWD Strata Plan NW 1901, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

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

To: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District and M5 Light Industrial District guidelines and in accordance with the development plan entitled "Proposed Expansion of Spa Lady, Burnaby Club" prepared by Karl Wein & Associates.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing health service centre use (Spa Lady) within the building.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-32, Bylaw No. 11199 .

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rez. #00-32, Bylaw No. 11199 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 4, 2001" - BYLAW NO. 11200

Rez. #00-34

6150 Lougheed Highway - located between the Lougheed Highway and Kingsland Drive,  
east of Holdom Avenue.

Lot 121, D.L. 130, Group 1, NWP Plan 64552

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

To: Amended CD Comprehensive Development District (based on M5 Light  
Industrial District and in accordance with the development plan entitled  
"Kingsland Centre" prepared by David Nairne & Associates) and R2 Residential  
District

The purpose of the proposed zoning bylaw amendment is to permit the addition of an office  
mezzanine and a storage area to the existing building and development of a new four storey  
office building.

The Advisory Planning Commission wish to advise Council that following its consideration  
of this rezoning application, a decision was reached to SUPPORT Rez. #00-34, Bylaw No.  
11200.

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

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rez. #00-34, Bylaw No. 11200 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 5, 2001" - BYLAW NO. 11203

Rez. #00-35

4303/11/17/25/31/35/45/55/65 Albert Street, 0289 Rosser Avenue - located on the north side  
of Albert Street between Madison and Rosser Avenues.

Lots 10,11,12,14,15, East Half Lot 16, West Half Lot 16,17,18, All of Blk 3, D.L. 121,  
Group 1, NWD Plan 1354, Lot 13, Blk 3, D.L.s 121 and 187, Group 1, NWD Plan 1354.

From: R5 Residential District

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.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-35, Bylaw No. 11203.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rez. #00-35, Bylaw No. 11203 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 6, 2001" - BYLAW NO. 11204

TEXT AMENDMENT

The purpose of the proposed text amendment is to update and clarify portions of the zoning Bylaw and to make other minor amendments to the Bylaw.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT Bylaw No. 11204.

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. 11204 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

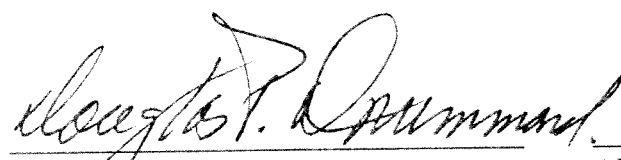
"THAT this Public Hearing (Zoning) do now adjourn."

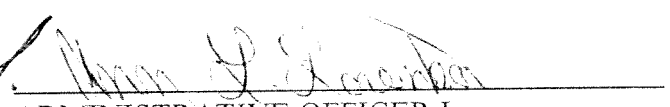
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:46 p.m.

Confirmed:

Certified Correct:

  
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MAYOR

  
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ADMINISTRATIVE OFFICER I