

2001 OCTOBER 30

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2001 October 30 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

ABSENT: Councillor N. M. Volkow

STAFF: Mr. Jack Belhouse, Director Planning and Building  
Mrs. A.L. Lorentsen, Administrative Officer I

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

The Secretary announced that Item 5 listed on the Agenda had been WITHDRAWN at the request of the applicant and that should the application be sent to a new Public Hearing it will be re-advertised and new notices mailed.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 29, 2001" - BYLAW NO. 11296

Rez. #32/97

3723/25/39/51 Pender Street - located mid-block on the north side of Pender Street, half a block south of Hastings Street and east of Boundary Road, in the Hastings Street Area Plan.

West ½ Lot17, East ½ Lot 17, Lots 15 &16, Block 9, D.L. 116, Grp. 1, NWD 1236

From: R5 Residential District

To: CD Comprehensive Development District (based on RM7 Hastings Village Multiple Family Residential District, the Hastings Street Area Plan and in accordance with the development plan entitled "3700 Block Pender Street" prepared by Nigel Baldwin Architects Ltd.)

2001 October 30

The purpose of the proposed zoning bylaw amendment is to permit development of a low-rise, multi-family development.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #32/97, Bylaw No. 11296.

Craig Rowland, Listraor Developments Inc., the rezoning applicant appeared before Council advising he was available to answer questions with regard to the proposal. Mr. Rowland provided a brief description of the development which consists of 20 stacked townhouses on an in-fill site, between two existing multi-family properties of a similar density. The principal aspect of the scheme was to achieve street oriented townhousing of a scale and character consistent with the residential character of the neighbourhood such as the provision of sloping roofs. The units will be available in both two and three bedroom units suitable for a variety of occupants, including families with children.

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. #32/97, Bylaw No. 11296 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 30, 2001" - BYLAW NO. 11297

Rez. #99-09

8545 North Fraser Way and 166 CNR Right-of-way - located in the Big Bend area, encompassing an area bounded by Marshland Avenue on its northwest side, Wiggins Street on its southwest side, ABC Recycling Ltd. and Meadow Avenue on its northeast side and the Canadian National Railway on its southeast side.

Parcel A, D.L. 155, Grp. 1, NWD LMP43747, and ptn. of Lot 3, D.L. 167, NWD LMP2259

From: CD Comprehensive Development District (based on the Big Bend Development Plan Business Centre designation)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, and M5 Light Industrial District uses and density and in accordance with the Development Plan "Glenwood Industrial Estates Concept Plan" prepared by CEI Architecture Planning Interiors for Canadian National Railway Properties (CNRP) Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high quality light and general industrial business park in Burnaby's Big Bend area based on the "Glenwood Industrial Estates Concept Plan".

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #99-09, Bylaw No. 11297.

John Scott, CEI Architecture Planning Interiors, the rezoning applicant appeared before members of Council to respond to questions regarding the application. The speaker advised that in order to provide Council with as much information as possible Anita Flemming, a representative of CN Rail Properties, Declan Rooney, Civil Engineer and Ian White, Environmental Consultant were also in attendance.

In response to a query from Council regarding the provision of sidewalks, Mr. Scott advised they would be installing sidewalks on both sides of the street to the required standard and in the event an urban trail is to be incorporated, the trail would be to the inside of the sidewalk.

In responding to whether this development will speed up linkage to the park along the Fraser River, Mr. Scott informed Council they anticipate it will because this development is pivotal to bringing connections in from the urban trail system developed further to the north. This development will also be contributing to linkages to enhance the waterfront development of pedestrian ways and urban trails and is key to completing the east end of the Big Bend area in accordance with the Big Bend Development Plan.

In response to a request to explain the two phases of servicing of Jerry Rogers' Creek, Mr. Scott advised that an initial phase of approximately 20 acres surrounding Road A (the north-south spine coming off North Fraser Way) will be developed into a four or six lot subdivision which will then be immediately followed by development of phase 2 which is contiguous with that piece of land and further toward the River. It is intended to develop phases 1 and 2 so closely together that they will appear as one. There have been challenges with regard to Jerry Rogers Creek, noted the speaker, with regard compensation habitat and improving the creek course; however he feels they have been resolved. The separation of phases 1 and 2 will allow them to fully resolve some of the phase 2 issues.

Ian White, Envirowest Consulting, appeared before the Council members to provide further information regarding environmental issues associated with the subject development. Mr. White informed Council they have negotiated a compensation deal with the provincial Ministry of Water, Land and Air Protection and the federal Department of Fisheries and Oceans that involves the reconstruction of Jerry Rogers Creek to a 30 metre wide corridor and off-site compensation that replaces the fish habitat values associated with all the various watercourses in and surrounding the site. The remainder of the site is to be landscaped with the exception of the northern perimeter which will be constructed with a dyke to provide flood protection.

In response to query from Council as to whether they have consulted with local streamkeepers groups, Mr. White indicated Burnaby Streamkeepers were not involved in the planning process but, just today, he met with two representatives of the group. This meeting provided him with an opportunity to see what concerns the Streamkeepers have with regard to the development. Regarding Jerry Rogers Creek, Mr. White explained that the best potential for fish habitat exists in the upper portion of the Creek in the vicinity of the old Stride landfill, upstream of Marine Drive. Jerry Rogers is the only stream identified as having any potential for enhancement.

\*\* Councillor Corrigan retired from the Public Hearing at 7:47 p.m.

Water quality in Jerry Rogers Creek is a concern; however, a park planned for the top end of the Creek and other City initiatives such as leachate control should address water quality issues which significantly improves its potential to support fish. Another constraint identified with this watercourse is the pump station, located at the bottom end of the course, because it was not constructed to a fish-friendly standard. There have been discussions regarding improvements that could be implemented in this regard. Generally, Mr. White has had an opportunity to make the Streamkeepers group aware of general environmental planning for the site and to explain how some of the issues, such as water quality treatment, detention and general fish habitat, will be addressed; however another series of issues was raised and they have discussed how these could or could not be addressed. It is intended to leave the line of communication open to the Streamkeepers to discuss concerns and positive ideas and suggestions that they may wish to bring forward.

Responding to an inquiry regarding the timing of the wetland restoration, Mr. White indicated he would expect the the inter-tidal wetland to be constructed in the first phase of the development.

\*\* Councillor Corrigan returned to the Public Hearing at 7:52 p.m.

2001 October 30

Regarding the issue of sediment control, Mr. White noted the site will be served by two bio-filtration ponds with a wetland area of .48 ha. and during the construction period one roughed out pond will serve as the sediment control pond.

Elmer Rudolph, Burnaby Streamkeepers Coordinator appeared before Council members to express concerns regarding the environmental aspects of the proposed development. The speaker advised this is the first opportunity he and the Streamkeepers group have been given to have input into the development and was concerned that the City had not informed them earlier of such a large-scale project. Mr. Rudolph questioned what the objective is of enhancing Jerry Rogers Creek and, in explaining his reason for asking this question, noted that while the upper portion of the Creek does have some good fish habitat it also has very poor water quality and the consultant could not state with any degree of certainty it would be improved enough to support fish. The lower portion of the creek has no access to the Fraser River except via the pump station, noted Mr. Rudolph. Given these two critical points, what is the point of doing these particular enhancements, which are obviously aimed at promoting fish habitat, if ultimately the creek is not viable to sustain fish.

Mr. Rudolph proposed that other wetland values, such as birds, aqua life, frogs, salamanders could be provided for, if fish habitat in Jerry Rogers Creek is not viable, and consideration should be given to changing the development plan from an improved stream to some other type of wetland which may have greater habitat value

As another alternative, Mr. Rudolph concluded that, if the developer is primarily interested in providing fish habitat, they could consider looking at other creeks in the Big Bend area for compensation development.

Glenn Sergius, 6088 12<sup>th</sup> Avenue, Burnaby appeared before members of Council to provide comment on the subject application. Mr. Sergius advised that while he is not directly opposed to the subject application he is concerned about the impact any development may have on the water table and water control in general for the area. Flooding is a serious problem for area residents who do not have access to sewer connections. The speaker questioned why the developer will have sewer access when area residents do not? Residential property values are extremely low because residents are not able to subdivide or make improvements to their homes because of continuing problems with flooding and the lack of sewer connections.

Mr. Sergius suggested the flooding problem exists because of poor stormwater management on the part of the City and suggested Burnaby should compensate homeowners. He further suggested that the developer should consider paying for residential sewer connections because the City has not provided them. In referring to the Glenwood Industrial Estates Concept Plan, Mr. Sergius noted there was a provision for flood proofing, however residential properties are not included in this plan and he questioned why.

In conclusion, the speaker stressed the City needs to address the issues of flooding at the top end of the Big Bend by implementing a better stormwater management plan, water table control and the construction of sewer connections.

Shawn Wade, 6010 Tenth Avenue, Burnaby appeared before Council to express concerns related to the subject rezoning application. Mr. Wade agreed with the previous speaker that flooding is indeed a serious problem for this area and in this regard he is concerned about the proposed re-routing of the creek. The speaker asked whether there is any possibility some water from the creek could seep back into the water table causing further problems for residents to the north of the site. Secondly, Mr. Wade inquired whether any studies have been done to determine what affect current development in the area has had on water quality in Jerry Rogers Creek and what affect more development will have. Have studies been done on what affect additional pre-loading, required to build in the area, will have on the water level and what if any affect it will have on water quality in Jerry Rogers Creek.

This whole area, noted Mr. Wade, is essentially a "bog" which is an unique environment to build in and, because previous problems have been encountered when building in the Big Bend, the speaker suggests it should be ensured that an expert, experienced in building on bog lands, be brought into the process.

John Scott, representing the applicant, again appeared before Council to address some of the issues raised. For clarification, Mr. Scott informed Council that this proposal has taken approximately three years to bring to this point, an extensive process has been undertaken to deal with existing conditions from environmental and servicing perspectives in an attempt to resolve or mitigate against any deleterious impacts that the development may have on the current condition. The owner is not responsible for private properties outside the development area but are responsible for public lands abutting their site and in this regard are investing a significant amount of money to improve the rights-of-way of the watercourses that pass through or are adjacent their property. The reason they are able to develop these lands are because they are paying for the services to the site not because Burnaby is providing them.

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rez. #99-09, Bylaw No. 11297 be now terminated."

CARRIED UNANIMOUSLY

Councillor Begin retired from the Public Hearing at 8:40 p.m. and did not return.

3. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 31, 2001" - BYLAW NO. 11298

Rez. #01-16

7106/12/18/24/32/38/44 Stride Avenue - located on the southeast side of Stride Avenue between 17<sup>th</sup> Street and 18<sup>th</sup> Street.

Lots 8, East and West Half of Lot 9, 10, 11, 12, 13 & 14, Blk. 28, D.L. 53, NWD 3037

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and in accordance with the development plan entitled "Riverstone" prepared by Integra Architecture Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a stacked townhouse project with undergrounding parking.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-16, Bylaw No. 11298.

Joan Carne, 6392 Neville Street, Burnaby appeared before the Council member to express her concern about this application as its relates to stormwater management. The speaker suggested that it's Burnaby continued practice of replacing single family housing with multi-family, covering a greater mass of land with impervious structures, that is creating such a problem with water run-off. Ms. Carne suggested Burnaby's Stormwater Management Plan needs improvement and questioned when Burnaby will be implementing its Best Management Practices.

Bernadette Couturier, 7124 Stride Avenue, Burnaby appeared before Council to express concern about the impact the introduction of so many new homes will have on the school system. The speaker informed Council that she has children in Stride Avenue school which is already overrun with students. A second school is already being planned for the area noted the speaker, but she is concerned even that won't be enough. In conclusion, Ms. Couturier suggested that the two bedroom units proposed for the development are not practical because most people living in this area have more children and will require more bedrooms.

2001 October 30

Glenn Sergius, 6088 12<sup>th</sup> Avenue, Burnaby appeared before Council to express concern about the impact construction of this type of development will have on water runoff. If this development results in more water running down the hill into the Big Bend and causing flooding what is the City going to do about it? and who is going to pay for the repairs? questioned the speaker.

Norm Couttie, Adera Equities, applicant for the subject rezoning appeared before Council to provide a brief outline of the development and respond to some of the concerns expressed. This development is the third of this type built in Burnaby by Adera and they have been very well received by the market. The site has allowed the project to be separated into five buildings with four intimate courtyards. The building ends, which face the surrounding streets, will have the appearance of large single family homes rather than multi-family homes. It is believed this small scale approach should be very successful and Mr. Couttie encouraged Council to support the application.

With regard to the question of school population, Mr. Couttie suggested that the typical purchaser of these smaller, more affordable units are usually first time home buyers who will either be single, couples or families with babies and toddlers. The square footage of the units is not appealing to families with school age children.

In response to a query from Council regarding the percentage of impervious material covering the site, Mr. Couttie advised he did not have this information at hand, however in compliance with Burnaby requirements a good part of the site will include underground parking. Poor soil conditions on site, mostly clay, will probably not allow a lot of ground water recharge.

Joanne Emerson, 27 - 7520 - 18<sup>th</sup> Avenue, Burnaby appeared before Council to express her concerns related to the subject application. The speaker did not agree with comments made by the applicant that purchasers of the proposed units would only have very young children. The speaker does not think it is right to pull down useable single family dwellings and replace them with multi-family units.

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. #01-16, Bylaw No. 11298 be now terminated."

CARRIED UNANIMOUSLY



4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 32, 2001" - BYLAW NO. 11299

Rez. #01-17

8335 Eastlake Drive - located in the Lake City Business Centre on the north side of Eastlake Drive between Underhill Avenue and Production Way.

Lot 2, D.L. 57, Grp. 1, NWD LMP25484

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on B1 Suburban Office District, and Lake City Business Centre Development Plan and in accordance with the development plan entitled "Clarica Lake City" prepared by Musson Cattel Mackey Partnership Inc.)

The purpose of the proposed zoning bylaw amendment is to approve a community plan for the development of a phased, nine building, high-tech office complex for the overall site and to permit the development of the detailed three building Phase I component.

The Advisory Planning Commission advises Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-17, Bylaw No. 11299.

Jeff Hu, representing Clarica Life Insurance Co., owner of the subject property, appeared before Council members to provide a brief background on this site. This property, Clarica's first investment in Burnaby, was bought from Sears in 1998 and an earlier rezoning application had been submitted for the site but not completed. This new application updates the previous one submitted to Council and is in accordance with the Lake City Business Centre Guide Plan, recently adopted by Council. Mr. Hu noted he was accompanied tonight by the architect and various members of the consulting team to answer any questions Council may have.

Mark Whitehead, Musson Cattel Mackey Partnership, the rezoning applicant, appeared before Council to briefly review the application. This new site plan consists of three, 3-building sub-campus which will be inter-connected by roadways and a pedestrian network. The majority of parking will be underground and visitor parking will be in central courts in each of the three sub-campus. This is a phased development which complies with the Lake City Business Centre Plan. While the plan increases density over the previous application it minimizes surface parking, increases setbacks of the buildings from watercourses, increases the permeable surfaces of the development by 10%, will employ a stormwater management plan and will reduce the amount and height of buildings in relation to the north property line.

\*\* Councillor Corrigan retired from the Public Hearing at 8:50 p.m.

In response to a query from Council regarding improvements to the watercourse from the previous application, the speaker advised that the watercourse is remaining where it is but the proposed buildings will be further away, there will be increased permeable surfaces and they will be employing a stormwater management plan. Mr. Whitehead further clarified that parking will include 50 visitor stalls for each 3-building cluster with the remainder of the parking underground, resulting in 400 fewer surface stalls than in the previous 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. #01-17, Bylaw No. 11299 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 33, 2001" - BYLAW NO. 11300

Rez. #01-24 - *WITHDRAWN*

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 34, 2001" - BYLAW NO. 11301

Rez. #01-27

4800 Kingsway - located in Metrotown Centre, within the Metrotown primary core.

Lot 2, Except: Part subdivided by Plan 80588, D.L. 32, 152 & 153, Grp. 1, NWD 80573

From: CD Comprehensive Development District (based on C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on C3 and C3a General Commercial District and in accordance with the development plan entitled "Rezoning of Commercial Retail Units M11 and M12" prepared by Manulife Financial)

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a liquor store for the B.C. Liquor Distribution Branch within the Metrotown Centre mall.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT Rez. #01-27, Bylaw No. 11300. Arising from its consideration the Committee adopted the following motion:

“THAT Burnaby Council be advised that the Advisory Planning Commission had the following concerns regarding the subject application:

The suitability of a liquor store in significant regional shopping centre;

The presence of youth activity and traffic in the mall on a daily basis;

The lack of a written guarantee from the Liquor Control Board that none of the neighbouring local liquor stores will be closed as a result of opening this new store and the devastating financial impact such a closure would have on businesses located in those malls.”

A letter dated October 8, 2001 was received from Mrs. Margaret Smith, #904 - 6070 McMurray Avenue, Burnaby, advising she supports the liquor store location at Old Orchard Shopping Centre.

A letter dated October 14, 2001 was received from Mr. & Mrs. N.C. Gillis, 4936 Barker Crt., Burnaby advising they do not support the opening of an additional liquor store in the Metrotown area because of the possible detrimental impact this may have on the existing store in Old Orchard.

A letter dated October 15, 2001 was received from Gladys B. Vance, 3759 Southwood Street, Burnaby she does not support the opening of an additional liquor store in the Metrotown Mall because of the congested shopping conditions and the impact this new store may have on the existing store in Old Orchard Mall.

Bill Rempel, 21804 96<sup>th</sup> Avenue, Langley, B.C., representing Manulife Financial owners of Metrotown Centre Mall, appeared before Council advising he has worked at this location since 1992 having previously worked for the mall's developers Cal Investments during the 1985/86 development period. At this time Manulife have negotiated an arrangement with the B.C. Liquor Distribution Branch and Mr. Rempel informed Council he was there to explain why a liquor store is needed in the mall and why Council should support the proposal.

\*\* Councillor Corrigan returned to the Public Hearing at 9:00 p.m.

Metrotown Centre Mall is a world class complex, the subject of international study and interest and the product of good long range planning that has seen its evolution into a multi-use complex in a relatively short period time. Metrotown Centre provides just under one million square feet of retail and office space and along with its neighbours Metropolis and Station Square have impressive retail, office, entertainment, hotel and residential offerings which combine to provide a significant market. A research study conducted in 1999 indicated a strong demand for a liquor store which will contribute to making Metrotown a true Town Centre.

In responding to a concern identified by Council, Metrotown has had several conversations with Liquor Distribution Branch staff who have assured them that they view an operation of a liquor store at Metrotown completely independent of surrounding established liquor stores. Specifically, they are in negotiation with owners of Old Orchard Shopping Centre for a lease renewal for the store operated in that mall. The Liquor Distribution Branch has identified Metrotown Centre as a stand alone, unique market and a great opportunity.

The proposed store location is on Level 2 (grade level), situated between Bata Shoes and Mother Love, on the west side of the building with access to the loading dock but with no exterior customer access. All customer access/egress to the proposed store must be through the mall's common area. The size of the store will be just under 4,000 square feet. Metrotown provides security staff on-site 24 hours a day, however the Liquor Distribution Branch do not anticipate any security related problems as evidenced in their other in-mall units in the Lower Mainland and Vancouver Island. In noting the concern expressed about the status of surrounding LDB stores and the impact they have on neighbouring small businesses, Mr. Rempel reiterated the assurances that plans for neighbouring liquor stores will not be significantly impacted by a new store in Metrotown. Mr. Rempel wished to point out, however, that Metrotown Centre itself is home to a significant number of small business operators, with locally based businesses representing approximately 50% of their non-department store area. These small businesses are just as deserving of receiving the benefits of higher customers counts generated by the opening of a liquor store.

In conclusion, Mr. Rempel stressed Metrotown Centre Mall is a good corporate citizen, as are many of the businesses located in the mall, who contribute significantly to Burnaby's tax base, and he encouraged Council to approve the proposed liquor store use which would fit their tenant mix and assist established and future businesses, both small and large.

\*\* Councillor Corrigan retired from the Public Hearing at 9:16 p.m. and did not return.

Brian Anderson, Director Property Management and Wayne Barker, Sr. Project Manager, B.C. Liquor Distribution Branch, 2627 Rupert Street, Vancouver appeared before Council in support of the subject application. Mr. Anderson advised that B.C. LDB is constantly reviewing its retail store outlets in order to provide better service to customers by providing outlets in easily accessible and convenient locations. One such opportunity they see is Metrotown Mall because, as a major destination mall, it attracts 40,000 customers a day with significant surrounding office space. What is being proposed is a convenience type liquor store of approximately 4,000 square feet offering a convenient location for customers who shop at Metrotown Centre, keeping mall hours but with no plans to open on Sunday. They do not believe this outlet will have a significant impact on other outlets in the area because shoppers are drawn from all over the Lower Mainland to shop specifically at this mall. Local residents are expected to continue shopping at their local outlets, such as Old Orchard.

With regard to Old Orchard, the speaker advises they are currently in negotiation with the owners of Old Orchard; while he is not at liberty to go into specifics, because they are in negotiations, Mr. Anderson feels there is a deal to be made and they are negotiating in good faith. A study conducted by Thomas Consultants had indicated Metrotown would be a good location for a liquor store and the impact on neighbouring liquor outlets would be minimal. In conclusion, Mr. Anderson indicated B.C. L.D.B. is currently going through a freshening of all its stores and feel they would be a good addition to a mall such as Metrotown Centre.

In response to a queries of Council, Mr. Anderson advised they have been negotiating their lease with Old Orchard for approximately two months and they are not considering any kind of specialty store for Metrotown. The speaker also advised that in comparison with the new liquor store located in Brentwood Mall the proposed Metrotown outlet will be approximately 1,000 square feet larger. Mr. Anderson further clarified that profit, return on investment and customer service are all be considered in any proposal to either open or close a store. Lastly, the speaker confirmed for Council that, like all other crown corporations, they are subject to the core review being undertaken by the provincial government.

Council indicated that they would like staff to be kept apprised of the status of negotiations between B.C. Liquor Distribution Branch and Old Orchard Shopping Centre.

Tom Leung, Thomas Consultants Inc., came before Council members to advising he is a retail specialist offering development and merchandising advice to mall owners around the world. Metrotown is one of two key projects in the Lower Mainland, one of the first to provide a mixed-use, town centre orientation and is located in the geographic heart of the Lower Mainland, enjoying patronage throughout Greater Vancouver and setting it apart from other regional malls.

In order to keep the mall on the leading edge his firm was hired to look at the mall as far as market positioning and keep Metrotown up with modern trends. A study, conducted in 1999 and utilizing GIS profiling, uses a process that indicates where shoppers are coming from and their shopping preferences which are then matched with market demand and shopping potential. One of the key merchandising elements to any modern town centre is convenience offering which fulfills the needs of the local population, commuters, as well as the regional shoppers. In Metrotown's case, up to 40% of shoppers come from outside the Burnaby area. The statistics indicate that this store, if performing at peak productivity, would take approximately 4.6% of the market share in an industry where typical market share is approximately 10 - 15%, clearly indicating there is plenty of room in the market for a new outlet. In addition, because 40% of the mall's customer base comes from outside the Burnaby area the impact of neighbouring liquor store outlets will be minimal.

In summary, Mr. Leung noted that Metrotown clearly needs a liquor store to serve its regional and local marketplace, the trade area will have a minimal overlap with other stores in the area and therefore the impact on the other stores should be negligible.

John Tregilges, 2717 - 3809 Albert Street, Burnaby appeared before Council advising, as Chairperson, Local 503, Retail Stores & Warehouse Component, B.C. Public Employees Union, representing 1400 workers in B.C. liquor stores, he supports the subject application. The speaker noted the B.C. Liquor Distribution Branch has a long history of running an efficient, socially responsible and community-minded business in British Columbia. Over the years the L.D.B. has evolved to be an innovative retailer, offering self service, convenience and special event liquor stores. Tonight's application for a government liquor store is part of the natural evolution of a progressive retailer which is responsive to community needs. To deny a zoning change for Metrotown would impede a natural development of a responsible government retailing business and for the workers they represent denial would weaken job security because the best protection for workers is continued expansion of the workforce.

With regard to the concern that the opening of a Metrotown liquor store would result in the closure of the Old Orchard store; they do not see this happening as Metrotown has expanded tremendously and undergone substantial growth in recent years and could easily support another store. Mr. Tregilges concluded by asking Council to carefully consider the variables before making a decision and urged them to vote yes on the proposed zone change.

2001 October 30

David Knowles, 11916 Gilmore Crescent, Delta, appeared before Council as a representative of Local 503, B.C. Public Employees Union, to express his support for the subject application. The speaker noted concerns expressed regarding the impact on the Old Orchard liquor store; however, in his opinion, the volume currently being handled at the Old Orchard store could never be handled by a store the size of the one being proposed. Mr. Knowles agreed with the previous speaker's comments that B.C. Liquor Distribution Branch has a history of efficient, innovative, socially responsible business and public enterprises that are agile, responsive to consumer, client or community needs are valuable. The speaker concluded by asking Council to support this proposal.

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

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rez. #01-27, Bylaw No. 11301 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR EVANS


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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:56 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I