

2002 JUNE 25

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2002 June 25 at 7:30 p.m.

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

ABSENT: Councillor G. Begin
Councillor N. Harris
Councillor N.M. Volkow

STAFF: K. Ito, Asst. Director - Current Planning
L. Pelletier, Planner
G. McCaskie, Administrative Officer I

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

1. **BURNABY OFFICIAL COMMUNITY PLAN**
AMENDMENT BYLAW 2002 - BYLAW NO. 11381

The purpose of the proposed bylaw amendment is to amend the Burnaby Official Community Plan (OCP) Bylaw No. 10709 in relation to the Byrne Road and Marine Way Commercial Precinct Development Plan.

The Advisory Planning Commission wish to advise Council that following its consideration of this bylaw, a decision was reached to SUPPORT the Official Community Plan, Bylaw No. 11381.

A letter dated 2002 June 25 was received from The Corporation of the City of New Westminister advising that, at its regular meeting on 2002 June 24, by resolution the City Council expressed the following concerns:

- X The proposed amendment will allow for increased demands on the Major Road Network in the surrounding area and have negative impacts on regional goods movement.
- X Burnaby is requested to consult with New Westminister prior to making transportation network changes in this area.

- § More information is requested on whether a traffic study has been done
- § Removal of lands from the Agricultural Land Reserve; more information is requested on this removal.
- X Developing lands to the proposed intensity next to ALR lands.

A letter dated 2002 June 25 was received from the City of Richmond advising that staff will be recommending to Richmond Council:

That Burnaby Council be advised that the proposed Burnaby Official Community Plan Amendment Bylaw 11381 does not have an impact on the City of Richmond, but may require further analysis to determine whether Burnaby's Regional Context Statement should be changed to reflect the proposed policy direction in the Big Bend area.

Richmond staff suggest that, from a regional management perspective and the principles expressed based on the Liveable Regions Strategic Plan, the proposed Official Community Plan Amendment Bylaw may not be consistent with the objectives stated in Burnaby's Regional Context Statement.

A letter dated 2002 June 25 was received from the Land Reserve Commission advising the Commission has reviewed the proposed Bylaw No. 11381 and, by Resolution #245/2002, has consented to the adoption of the proposed Burnaby Official Community Plan Amendment Bylaw No. 11381.

Robert Bushville, 5924 10th Avenue, Burnaby appeared before Council members advising he represents residents of the flatlands area and other concerned South Burnaby residents. The speaker read a letter from Mr. Shawn Wade who had requested the speaker make a submission to the Public Hearing on his behalf. The letter noted that, to date, there has not been a response adequately addressing the concerns area residents had previously expressed on this matter. The writer further expressed concerns regarding: the proposal to develop existing, natural parks in the flatlands area when the Parks and Recreation Department are cutting back on staff and hours of operation at its facilities; no formal study has been completed in B.C. on the affect of Big Box development on residential property values; irresponsible attitude of this plan towards traffic, especially in light of existing congestion problems during peak hours and the figures outlined in the Engineering study indicating a typical Big Box entity requires 30,000 car visits per day to be sustainable; existing overcrowded conditions resulting in increased traffic, pollution and other negative impacts on the surrounding community and lastly, the likelihood local residents will not benefit from increased employment because the wages paid to employees of such businesses would not support local property values.

In conclusion, the writer noted that, while the City has made concessions such as a 45 foot setback in response to a request for a 100 foot setback, park and buffer space is not being adequately provided and the rezoning should be stopped.

Glenn Sergius, 6088 12th Avenue, Burnaby appeared before members of Council on behalf of the Jerry Rogers Streamkeepers. The speaker suggested that answers to the

questions posed in a letter dated May 28, 2002 are still problematic. The speaker advised he is concerned that the plan for Byrne Road and Meadow area proposes that water be re-directed from Jerry Rogers Creek to Byrne Creek and questioned the impact on Jerry Rogers Creek and the fish (stickleback and cutthroat) he has seen there. Mr. Sergius also questioned why, despite a proposal to spend \$250,000 to rehabilitate Jerry Rogers Creek, the creek is not listed as classified on the City of Burnaby maps? The map also does not seem to be accurate in identifying the boundaries of the watershed area for Jerry Rogers Creek, noted the speaker, and he suggested that since this watershed is still in the process of being mapped there is no way of knowing what the impact will be on fish if water is diverted. The issue of possible flooding is also a concern. These concerns put into question Burnaby's position that there will be no damage to fish and no adverse drainage impact in the Jerry Rogers Creek watershed.

The speaker requested that the City reconsider part of the plan that redirects the water away from Jerry Rogers Creek, as the water source is not known, along with future impact on the fish and further requested that raptor and wildlife impact studies be undertaken. The speaker requested a total review of the watershed area. There are inaccuracies on the Map (Figure 3); 14th Avenue does not come all the way to Meadow Avenue; Meadow Avenue is not straight as shown on the map and Jerry Rogers Creek is not accurately shown, as the Creek does flow down Meadow Avenue.

It was requested that a staff report come forward addressing the speaker's concerns. The speaker was requested to share his documented information with city staff.

Gary Clyne, 5961 12th Avenue, Burnaby appeared before the Council members advising that he has lived at this address for 50 years. The speaker advised that the creek and ditches on 12th Avenue, off Meadow Avenue paralleling 14th Avenue, have never been cleaned. The speaker stated that if the creek was cleaned there would be better water flow.

Council indicated that they would like staff to address the issue of dirty ditches and creeks in the area of 14th and Meadow.

Council requested that staff review the issues brought forward concerning the Gerry Rogers Creek Watershed.

Sandra Abraham, 6060 9th Avenue, Burnaby appeared before Council members advising that she has lived in Burnaby for 31 years and on 9th Avenue for 28 years. The speaker expressed concerns regarding the traffic on Marine Way. In late 1980, when Marine Way was constructed to the back of her property, City Council did not look after residents' best interests - no fencing, sound barriers, or light barriers were provided; therefore, pollution, noise and vibration are a concern as her house is being shaken apart. Cement medians have now been put in place relieving traffic noise. The possibility of a new fire hall station being located in that area is also a concern. The speaker also has concerns about trucks delivering to the box stores at all hours of the evening resulting in the neighbourhood only getting a short respite in between rush hour traffic in the evening and rush hour traffic in the morning. The road allowance is 8 feet from her sundeck noted Ms. Abraham and any increase in traffic will impact on her.

The speaker does not understand why employees of a high tech office would be going to a box store on their lunch hour; it is generally not the type of shopping these employees do on a lunch hour. This type of shopping is normally done in the evening or on weekends with their families. The speaker advised that not only are the residents going to have rush hour traffic 5 days a week Monday to Friday, it will be extending to weekends until 10:00 p.m. After 10:00 p.m. the trucks start to deliver merchandise to the store. The speaker requested a barrier be installed between the house and the highway to minimize the noise and access to her property from the road.

In concluding, Ms. Abraham requested that the community receive some protection. The speaker stated that they don=t need a shopping centre and there is no need for big box stores.

The speaker suggested that the community needs some kind of concession to create less noise, less traffic, and less impact on their neighbourhood. A gated community would help to maintain status as a neighbourhood.

There were no further submissions received in connection with this Official Community Plan amendment.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Burnaby Official Community Plan, Bylaw No. 11381 be now terminated.”

CARRIED UNANIMOUSLY

Councillor Corrigan retired from the Public Hearing at 8:31 p.m.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 2002" - BYLAW NO. 11384

Rez. #00-39

7321 Broadway - located on the north side of Broadway between Phillips Avenue and Duthie Avenue.

Lot AA@, D.L. 136, Grp. 1, NWD 69974

From: R2 Residential District

To: R2a Residential District

The purpose of the proposed zoning bylaw amendment is to permit additional gross floor area on the site.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-39, Bylaw No. 11384.

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

Councillor Corrigan returned to the Public Hearing at 8:44 p.m.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR CORRIGAN:

"THAT this Public Hearing relating to Rez. #00-39, Bylaw No. 11384 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 15, 2002" - BYLAW NO. 11385

Rez. #01-21

6036/41/43/50/51/52/58/63/64/70/71/74/77/80/81/84/85/90/96/97 Kathleen Avenue - located north of Central Boulevard along Kathleen Avenue (between Willingdon and Wilson).

Lots 28, 36 & 37, D.L. 151; Lots 23, 25, 26, 31, 32, 38, 39, 41 & 42, D.L. 153; Lots 24, 27, 29, 30, 33, 34, 35, 43, 44 & 40, Blk. 11, D.L. 151 and 153; all of Grp. 1, NWD 1191

From: R5 Residential District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District with amenity bonus and Metrotown Development Plan and in accordance with the development plan entitled "The Empress" prepared by Rafii Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit high-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. #01-21, Bylaw No. 11385.

A letter dated 2002 June 18 was received from Cynthia Krahn, 6030 Kathleen Avenue, Burnaby. The writer advised that she is opposed to the rezoning for the following reasons:

- X Neighbourhood will become a high occupancy and traffic area;
- X Loss of privacy and comfort of the single family homes;

- § As a registered cardiac nurse, the writer works shift work and is concerned about possible loss of sleep during the construction phase;
- X Sensitivity to dust and the pollution that all the construction will entail;
- X View from the south end will now be blocked off.

In concluding, the writer requested that, in the interest of her home and community, careful consideration be given to the proposal. The writer also requested compensation for damage to property, for the resale value of her home and funds for alternate accommodations on her work days.

A letter dated 2002 June 25 was received from Borden Ladner Gervais, 1200 Waterfront Centre, 200 Burrard Street, Vancouver advising that they are the solicitors for Middlegate Developments Ltd. owners of the property and apartment complex at 6141 Willingdon Avenue, immediately adjacent and east of the properties.

The writer advises their client has already made it clear to the City there is no intention to redevelop 6141 Willingdon Avenue and advised the City take notice that their client is opposed to the proposed rezoning.

A letter dated 2002 June 18 was received from Curt and Sandra Marcus, 1906 - 4350 Beresford Street, Burnaby advising that they are in opposition to the rezoning.

A letter dated 2002 June 25 was received from Karen and Steven Clements, 6014 Kathleen Avenue, Burnaby advising that they have five main issues that they wish the City to consider:

- § Adequate street lighting;
- § Dust and dirt from construction/excavation and demolition of existing structures;
- § Noise;
- § Traffic;
- § Parking.

A letter dated 2002 June 24 was received from Doreen Blackburn, 6006 Kathleen Avenue, Burnaby advising that she has concerns regarding parking, lighting, and construction guidelines.

Karim Windsor, 2171 West 1st Avenue, Vancouver appeared before Council members advising that he is the Chair of the Vancouver Area Cycling Coalition, Burnaby Branch. The speaker congratulated the City of Burnaby for its Bicycle plan which is a big step forward for cycling facilities in the area.

The speaker provided comments on the proposed changes to the Beresford, Central, Willingdon Bike route. At this time there is a Parkway Bike Route that runs from Vancouver to New Westminster through Burnaby just under the Skytrain station. This route is a very important route as it provides a key artery for cyclists through Burnaby. The speaker advised that where the cycle route reaches Willingdon it crosses the meridian and cyclists are exposed to a dangerous intersection. If the proposed changes are

implemented at Central and Willingdon the speaker expressed concerns that as cyclists approach Willingdon and proceed on a green light, cars turning at this intersection might pose a danger to cyclists.

In concluding, the speaker advised that the preference to alleviate the dangerous situation would be to have cyclists come along the cycle route as it is right now, with lights at Central and Beresford and a bicycle median in the middle.

The speaker requested more details regarding the proposal to realign the bike route.

Sandra Marcus, 1906 - 4350 Beresford Street, Burnaby, appeared before Council members advising that she lives in one of the 9 high rises between Beresford and Mayberry, directly south of the proposed development. The speaker advised that she and her husband purchased their suite based on the assurance that the area in front of their suite was zoned for low rise development.

Mrs. Marcus reiterated that Council has on numerous occasions confirmed that Metrotown is already overbuilt and residents do not want or need a solid jungle of highrises west of Willingdon, from Kingsway to Imperial.

The speaker feels that the towncentres of the Lougheed and Brentwood areas should be the focus of new development. The speaker suggested that Council and the Planning Department could start to upgrade the area east of Willingdon. Postal workers will not know where to deliver mail if this new condo tower is allowed, since the building southwest is called the AEmpress@.

In concluding, the speaker requested that Council reconsider this development as this area is maxed out with highrises and requested Council reject this proposal.

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

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rez. #01-21, Bylaw No. 11385 be now terminated."

CARRIED

UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 16, 2002" - BYLAW NO. 11386

Rez. #01-37

Ptn. of 8398 North Fraser Way & Ptn. of 7751, 7871 & 7850 Mandeville Avenue - located within a cleared and undeveloped industrial area of the Big Bend east of the Tillicum Street/Mandeville Avenue intersection and north of the Burnaby Correction Centre for Women.

Ptn. of Lot 5, D.L. 155C, 166 & 167, Grp. 1, NWD LMP39018; Ptn. of Block 3 which lies to the north east of the north easterly limit statutory right of way Plan 5594, D.L. 166, Grp.

1, NWD Plan 2237; Ptn. of Parcel >A= (explanatory Plan 8539) Lot 11, D.L. 166, Grp. 1, NWD 2237 and Lot 5, D.L. 166, Grp. 1, NWD LMP39677

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

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District Use and Density and Burnaby Business Park Concept Plan and in accordance with the development plan entitled "Burnaby Business Park Lot 4" prepared by Kasian Kennedy Architects)

The purpose of the proposed zoning bylaw amendment is to permit development of a multi-tenant light 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. #01-37, Bylaw No. 11386.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

"THAT this Public Hearing relating to Rez. #01-37, Bylaw No. 11386 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 17, 2002" - BYLAW NO. 11387

Rez. #02-10

4514 Kitchener Street - located on the south side of Kitchener Street, just east of Willingdon Avenue.

Lot 2, Blk. 49, D.L. 123, Grp. 1, NWD 1543

From: R10 Residential District

To: P1 Neighbourhood Institutional District

The purpose of the proposed zoning bylaw amendment is to permit consolidation of this vacant lot with adjoining church property to the east in order to construct a new church.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-10, Bylaw No. 11387.

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

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR CORRIGAN:

"THAT this Public Hearing relating to Rez. #02-10, Bylaw No. 11387 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 18, 2002" - BYLAW NO. 11388

Rez. #02-11

3700 Gilmore Way - located north of Sanderson Way, west of Willingdon Avenue and east of Gilmore Way, within the overall Discovery Place site.

Lot A, D.L.=s 71 & 72, Group 1m, NWD 39888

From: CD Comprehensive Development District (based on M8 Advanced Technology Research District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District and M5 Light Industrial District and Discovery Place Community Plan Willingdon Site and in accordance with the development plan entitled "Gilmore Parking" prepared by Johnston Davidson Architecture & Planning Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a surface parking lot.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-11, Bylaw No. 11388.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

"THAT this Public Hearing relating to Rez. #02-11, Bylaw No. 11388 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 19, 2002" - BYLAW NO. 11389

Rez. #02-13a

5106/10/22 Scenic Highway - located between the Scenic Highway (Trans Canada Trail) and Bessborough Drive within the Capitol Hill Conservation Area.

Westerly 50' Lot 18, Blk.34, NWD 4953; Lots 1 & 3, all of D.L. 189, Grp. 1, NWD 4953, having a frontage of 50 feet on the road lying north of lot and a frontage of 50 feet on the lane lying south of lot and adjoining lot 17

From: A2 Small Holdings District, R2 Residential District and M3 Heavy Industrial District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their intended park or conservation area use.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-13a, Bylaw No. 11389.

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

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rez. #02-13a, Bylaw No. 11389 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 20, 2002" - BYLAW NO. 11390

Rez. #02-13b

5740/90 Penzance Drive - located between Penzance Drive (unconstructed) and the Scenic Highway (Trans Canada Trail) within the Capitol Hill Conservation Area.

Blks. 21 & 22, D.L.189 & 218, Grp. 1, NWD 4953

From: A2 Small Holdings District, R2 Residential District and M3 Heavy Industrial District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their intended park or conservation area use.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-13b, Bylaw No. 11390.

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

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rez. #02-13b, Bylaw No. 11390 be now terminated."

CARRIED UNANIMOUSLY

9. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 21, 2002" - BYLAW NO. 11391

Rez. #02-13c

9410/82 Cardston Court - located along the south side of Cardston Court abutting the northeast and northwest portions of the existing Keswick Park.

Parcel "A" (Explanatory Plan 11875) & (Reference Plan 14865) Except: Part Dedicated Road on Plan LMP 52350; Lot 1, Blk. 6, D.L. 2, Grp. 1, NWD 3044

From: A2 Small Holdings District, R2 Residential District and M3 Heavy Industrial District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their intended park or conservation area use.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-13c, Bylaw No. 11391.

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

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR CORRIGAN:

"THAT this Public Hearing relating to Rez. #02-13c, Bylaw No. 11391 be now terminated."

CARRIED UNANIMOUSLY

10. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 2002" - BYLAW NO. 11392

Rez. #02-12

Ptn. of 8884/ 8896/8910/20/36/52/64 15th Avenue & 7643 Cariboo Road - located in the area bounded by Cariboo Road, Monroe Avenue, Cascade Street and 15th Avenue.

Ptn. of Parcel AA@, D.L. 13, Grp. 1, NWD 84064; Lot AA@, Blk. 30, D.L. 13, Grp. 1, NWD 3046; Parcel AA@ (630053E) of Lot 13, Blk. 30, D.L. 13, Grp. 1, NWD 3046; Parcel AC@ (BY27691E) Lot 13, Blk. 30, D.L. 13, Grp. 1, NWD 3046; Lot 14, Blk. 30, D.L. 13, Grp. 1, NWD 3046; Lot 15 except the east 45 feet, Blk. 30, D.L. 13, Grp. 1, NWD 3046; Parcel AA@ (J65340E) Lot 15 except: Part dedicated road on Plan 37088, Blk. 30, D.L. 13, Grp. 1, NWD 3046; Lot 16, Blk. 30, D.L. 13, Grp. 1, NWD 3046

From: R2 Residential District

To: R9 Residential District

The purpose of the proposed zoning bylaw amendment is to respond to accommodate a zoning boundary adjustment for an area comprising eight lots with the R2 zoning designation to the R9 District.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-12, Bylaw No. 11392.

Roberta Reynolds, 8964 15th Avenue, Burnaby appeared before Council members and circulated photographs of her immediate neighbourhood (photographs on file in City Clerk=s office). The speaker advised that two of the properties, one on 15th and one on Cariboo Road, are of concern to her, especially the one on Cariboo which directly impacts her property.

Mrs. Reynolds advised the proposal to continue using the pedestrian overpass as a laneway, as a driveway for 7643 Cariboo Road, as well for pedestrian traffic, is an important issue. The speaker questioned how people and cars can mingle safely. The RCMP have refused to come out to this area due to the number of repeated calls.

The main concern is for the increase in traffic going in and out of the driveway if two houses were to be built at this location. Children play in the laneway creating major safety concerns with neighbours parking outside of driveways, people parking in laneway, and stolen cars being left in laneway.

Schools, such as Armstrong Elementary, Cariboo High School and St. Michael=s School are nearby creating heavy pedestrian traffic and the speaker questioned why the City allows traffic on a laneway with so many pedestrians. Mrs. Reynolds also noted parking was a problem especially when the curb was put in, one parking spot was lost.

In concluding, the speaker stated that from past experience, there will be further problems unless there are strategies put in place now to deal with traffic. The speaker=s main

concerns are the combined use of the pedestrian walkway and driveway, the increased concentration of people if there are two new homes built and the increased parking that will result.

In a response to an inquiry from Council, Mr. Kenji Ito, Assistant Director Planning and Building explained that there are two possibilities if the lot is subdivided in two: One lot could be split along the Cariboo frontage and the other lot split along 15th Avenue frontage. If split along the Cariboo access frontage, access would probably be from the rear laneway and if that is not possible, there could be an easement through the nearest lot in the next block. If the two lots are subdivided across 15th Avenue it would be closer to the intersection of the lane behind the lots between 14th and Monroe and in that case, there would probably be an easement across the first lot to get to the second lot.

Mr. Ito advised that the lane is a dedicated right-of-way currently used as a walkway and partly as a vehicular driveway and, if continued to be used as that, could in fact be a dual use for both the lane and a walkway. It is not unusual for lanes to be used in such fashion. There is an alternative for pedestrians to use the Cariboo frontage off the overpass and get onto the street end of Monroe or go down to 15th Street.

Mr. Ito advised that from a technical viewpoint the laneway that goes from this east/west lane up to 15th could actually be closed as part of a subdivision and become part of one of the other lots, therefore the walkway could be closed for public use. Walkers would be encouraged to use Cariboo Road and Monroe or along 15th at that time.

Mr. Ito stated that the problem with no vehicular access to the laneway is, at the intersection of the lane at the rear of the lot, walkers using the existing lane will always be in conflict at that point because there will need to be some type of rear vehicular access to one or two of the lots created.

Mr. Ito advised that if the subdivision was off 15th Avenue it would make it easier to have the access from the intersection of the laneway and create the least interaction with the walkway.

Kathryn Crosby, 8940 Monroe Avenue, Burnaby appeared before Council members advising that the neighbourhood receives a lot of traffic from 15th Avenue that comes up the laneway to Armstrong. The speaker advises that she has walked that route every day for nearly 30 years. The speaker cautioned that there has been a van parked on Cariboo for months with someone sleeping in it, and that the laneway is slippery when wet. Upgrade of maintenance procedures for the laneway area should be addressed by the City. The speaker advised that she does not want to have to traverse Monroe Avenue. With two additional houses in the area there will be a possibility of 8 more cars in the area due to people renting out parts of their home.

In concluding, the speaker advised that she is opposed to the rezoning and suggested that the City provide access on Monroe Avenue.

Joseph Cantafio, 4230 Canteberry Crescent, North Vancouver, appeared before Council members advising that he is representing Mr. Dennis Zimmer, the owner of 7643 Cariboo Road, Burnaby. The speaker advised that he has been very diligent in communicating

with the neighbourhood to address any and all concerns being raised regarding the property to be subdivided.

Throughout the process, the speaker advised that he has received a fairly high level of support and this is the first time he has heard of laneway issues. If there is a problem, then they would like to address this as well. Up until a few years ago, the original address was off Cariboo when Cariboo was accessible and people could turn on 15th and Munroe. The subject property has not had any access from 15th because of the pedestrian turnaround. The speaker sees the need for the pedestrian overpass but access to the house is very difficult, as his client has lost road access to his lot. The speaker stated that when first introduced to the project, he conveyed to the owner, that part of the problem was access to the house; Burnaby Engineering allowed road access through the lane right in front of the pedestrian circle allowing the owner to state a specific address off 15th. If the City wants the laneway to remain as a pedestrian walkway; extra lighting and safety features should be included. The speaker suggested that if there is no need for that lane, then certainly they might want to offer it to the adjacent land owners who will then be able to incorporate the driveways and fences. If that was to happen, the pedestrian connections are still in place, the circular route is there and it leads directly to Cariboo, allowing people to move up Cariboo if they wish to go to Monroe.

The speaker stated that there are posts positioned in the centre of the lane which prevents through traffic. If the Engineering department wants to maintain the laneway his client is fine with that; if they want it closed, then they are certainly receptive to negotiating a land purchase.

In concluding, Mr. Cantafio stressed that if the rezoning goes through it would be a natural evolution for the area. The speaker stated that the owner has lost four parking spots, his address and in front of him there is a sidewalk where pedestrians can look into his windows. Construction of two houses could address this issue. The situation would be a win/win situation allowing the property to be compatible with the rest of the street. The speaker noted that there has been very little opposition to the proposal.

Maria Spangberg, 8936 15th Avenue, Burnaby appeared before Council members and advised that she has lived in the area for 30 years wanting to be close to schools and work. The neighbourhood has changed over time and advised that on the south side almost everyone is new. The speaker advised that she and her husband, along with one other neighbour, are the original owners and now being over 70 years old would like to live in their home as long as they are able.

In concluding, the speaker advised that they are in support of the rezoning proposal.

Jeffrey Reynolds, 8964 15th Avenue, Burnaby appeared before Council members advising that he is not in favour of the rezoning nor the pedestrian walkway on the side of his home. He has seen a number of people race into the driveway at 7643 Cariboo Road and there is an entrance also along 15th Avenue beside his home. The speaker advised that there are two properties with entrances onto Cariboo Road so obviously there is a way to build another driveway from Cariboo going into the new property.

The laneway used to go through but was changed years ago when the pedestrian overpass was put in. Building two more houses does add more cars and people especially since many families have more than two cars. Families with young children have safety concerns.

In concluding, Mr. Reynolds suggested that a road and driveway be put in off Cariboo as there are already some driveways existing on Cariboo. The speaker disagrees with putting two more homes in the area as it would be a danger to the rest of the neighbourhood. The speaker also stated that there is coercion going on in the neighbourhood, as new immigrants are being intimidated and this is causing a lot of problems on the street. People should not be intimidated and the matter should be investigated. There would have been more people here tonight voting not in favour of this rezoning if they were not so scared.

Joseph Cantafio, 4240 Canteberry Crescent, North Vancouver again appeared before Council members to address the comments of the previous speaker. Mr. Cantafio stated that if there has been any kind of intimidation by anyone then by all means the RCMP should be called to investigate because that is undemocratic and unprofessional. As far as the speaker is concerned he has spoken to seven of the residents and received their position on the rezoning. All major stakeholders were in support of the rezoning. Roberta and Jeffrey Reynolds were the only two that opposed the rezoning. The speaker provided an overview on how the neighbours voted.

In concluding, the speaker welcomed Council to follow through with investigating the intimidation allegations.

Mrs. Reynolds, 8964 15th Avenue, Burnaby appeared again before Council members advising that the information just shared with everyone should not have been shared in an open meeting. The speaker advised that they were told that as part of the voting process for the community that the information received would be kept confidential.

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rez. #02-12, Bylaw No. 11392 be now adjourned to the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2002 July 23 at 7:30 p.m."

CARRIED

UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR JOHNSTON:

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

CARRIED

UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:00 p.m.

Confirmed:

Certified Correct:

MAYOR

ADMINISTRATIVE OFFICER I