

2002 March 26

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2002 March 26 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)  
Councillor G. Begin  
Councillor D.R. Corrigan  
Councillor N. Harris  
Councillor D.N. Johnston  
Councillor N. M. Volkow

ABSENT: Councillor B. Der  
Councillor D.G. Evans  
Councillor C.M.H. Redman

STAFF: Mr. Jack Belhouse, Director Planning & Building  
Mrs. G. McCaskie, Administrative Officer I  
Mrs. D. Comis, City Clerk

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

1. SIMON FRASER UNIVERSITY OFFICIAL COMMUNITY PLAN  
AMENDMENT BYLAW 2002 - BYLAW NO. 11347

The purpose of the proposed bylaw amendment is to amend the S.F.U. Official Community Plan.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT S.F.U. Official Community Plan Amendment Bylaw 2002, Bylaw No. 11347.

A letter dated 2002 February 18 was received from Jennifer Atchison, Chair of the Stoney Creek Environment Committee advising that she was unaware that the SFU Development would require further rezoning. The writer advises that she and approximately 10 others, have been sitting on the Interagency Committee for two years, yet continue to be uninformed. The writer asked when the Interagency Committee will have an opportunity to review and comment on the proposed changes and when will the community of Burnaby have an opportunity for their public review and comment? The writer is requesting a public hearing be scheduled before any rezoning approval.

A letter dated 2002 March 25 was received from Administrator, Regional Development GVRD advising that the amendments would encourage secondary suites and mixed use development, which is consistent with the regional goal to develop balanced and complete communities. Regarding the suggested park space covenant, he suggested establishing management guidelines to help ensure that the natural/conservation area objectives for the

site would be implemented. GVRD engineering staff reviewed the proposed amendments from a storm water and drainage perspective, and concluded that they had no comments to add beyond those previously provided on the storm water plan for the campus development.

While the GVRD was not asked to comment on the proposed Zoning Bylaw amendments, the writer advised that he wanted to support the City's efforts to encourage housing diversity and affordability through more flexible unit size provisions, and encourage alternative transportation choices through reduced parking requirements.

A letter dated 2002 March 25 was received from the Deputy City Clerk, City of Coquitlam, advising that the following comments of the Coquitlam Growth Management Committee be forwarded to the Public Hearing of Burnaby Council on 2002 March 26 recognizing that the full Coquitlam Council has not had an opportunity to consider the proposed amendments to the Simon Fraser University Official Community Plan.

- 1) That the City of Burnaby be advised that views of Burnaby Mountain are highly valued by the residents and businesses in the adjoining areas of Coquitlam and that the protection of these views be respected and fostered in accordance with the policies outlined in Section 3.3 of the SFU OCP;
- 2) That the City of Burnaby involve affected neighbourhoods in adjoining municipalities in any reviews and/or studies related to forest replacement and view analysis for new development areas in the SFU OCP area;
- 3) That the City of Burnaby acknowledge and reinforce the objectives relating to Environmental Considerations and Watercourse and Stormwater Management as outlined in the SFU OCP.

A letter dated 2002 March 26 was received from the Director of Planning & Development Services, City of Port Moody, advising that Port Moody's primary concern with respect to the proposed development of an urban village/suburban multi-family community on Burnaby Mountain was its visual impact on the City of Port Moody, which could detract from the natural viewscape of the east flank of Burnaby Mountain. Port Moody had previously requested that the City of Burnaby undertake a viewscape analysis to assess the visual impact of the proposed development and to determine appropriate mitigative measures where necessary, prior to development commencing.

The concern over the potential visual impact of the proposed development on the City of Port Moody and the need for a view impact analysis are being reiterated at this time. A preliminary view study had been submitted to the City in November 2000, however, on February 1, 2001, Mr. Geller had advised that further detailed planning was necessary before a more specific view impact analysis could be prepared.

Port Moody City Council is requesting that a meeting be arranged with Mr. Geller in order that Council may be advised of the progress made in this regard. Please contact Nikola Smith, Planner, at 604-769-4547 to make arrangements for this meeting.

Michael Geller, President and CEO of the Burnaby Mountain Corporation which is overseeing the development of this site, appeared before members of Council to address comments in the letters that were read into the record this evening. The speaker advised that he has met with Jennifer Atchison to address her concerns and has clarified issues before the Interagency Committee.

The speaker advised that he will be meeting with the Planning Departments in both Port Coquitlam and Port Moody to advise that nothing in any amendments will affect the views in those areas. Mr. Geller stated he was pleased with the comments from the GVRD and agrees that if these amendments are approved, it will contribute to a broader range of housing, greater flexibility, and a more sustainable community.

The speaker thanked the Director Planning and Building and his staff as well as the City Engineering staff for their participation in the collaborative process that has been undertaken over the course of the last two years. Mr. Geller advised that the project is important and the amendments are text amendments to a plan that was approved six years ago and will contribute to a much improved development. All the details of subdivision plans will be finalized shortly followed by a public call for expressions of interest from developers. It is hoped that upon receipt of successful proposals registration of the subdivision plans will be undertaken and installation of services will proceed this summer will proceed.

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

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR BEGIN:

"THAT this Public Hearing relating to the S.F.U. Official Community Plan Amendment Bylaw 2002, Bylaw No. 11347 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 6, 2002" - BYLAW NO. 11348

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to incorporate the changes related to the P11e S.F.U. Neighbourhood District.

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. 11348.

A memo was received from staff advising that the report (Item 02, Manager=s Report No. 06, Council Meeting 02/02/18) regarding the above-noted bylaw includes a typographical error on page 9 which should be brought to the attention of the Public Hearing on March 26, 2002. Specifically, the second point on that page should include the dimension 800mm (not 800m) to read as follows:

*exposed parking wall surfaces extending more than 800mm (2.62 ft.) above the adjacent finished grade shall be setback at least 15 m (49.2 ft.) from the right-of-way of any publicly-travelled road.*

Appendix B to the report (page 14) as well as the Bylaw itself will include the correct dimension.

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 the Text Amendment, Bylaw No. 11348 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 7, 2002" - BYLAW NO. 11349

Rez. #01-35

3811 North Fraser Way - located on the north side of North Fraser Way between Boundary Road and Fraserwood Court.

Lot 3, D.L. 161, Grp. 1, NWD 78088

From: M3 Heavy Industrial District

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District use and in accordance with the development plan entitled AMarine Way Business Park Phase III@ prepared by T.J. Mager Architect)

The purpose of the proposed zoning bylaw amendment is to permit the development of two multi-tenant office/warehouse buildings.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-35, Bylaw No. 11349.

Terry Mager, Architect, 894 Jackson Way, Delta, B.C., appeared before Council members to respond to questions regarding the application. The speaker advised that the project has been developed with the Planning Department over a period of two months. The existing building on the site is an early 1950's building and quite different from most projects in the area; redevelopment of the building will provide continuity with the existing buildings.

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. #01-35, Bylaw No. 11349 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 8, 2002" - BYLAW NO. 11350

Rez. #01-33

1795 Willingdon Avenue - located on the north-west corner of Willingdon Avenue and Halifax Street within the Brentwood Town Centre.

Lot 2, D.L. 120, Grp. 1, NWD LMP34459

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, P6 Regional Institutional District and RM5 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, P6 Regional Institutional District and RM5 Multiple Family Residential District and C3 General Commercial District and in accordance with the plan entitled AEducation Centre@ prepared by Telus.)

The purpose of the proposed zoning bylaw amendment is for the conversion of the existing building from an educational training facility to office space.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. # 01-33, Bylaw No. 11350.

Inger Hartman, representing Telus Communication Centre, appeared before Council advising that Telus is looking to convert underutilized classrooms and meeting rooms to office space for Telus staff. The speaker advised that business courses and various classes for Telus staff, are now being delivered on-line rather than in the classrooms and therefore the rooms need to be put in a more efficient use.

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. #01-33, Bylaw No. 11350 be now terminated."

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 7:52 p.m.

Confirmed:

Certified Correct:

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MAYOR

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ADMINISTRATIVE OFFICER I