

2002 November 26

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

PRESENT: Acting Mayor, Councillor G.R. Begin (In the Chair)  
Councillor D.R. Corrigan (arrived @ 7:38)  
Councillor D.G. Evans  
Councillor N. C. Harris  
Councillor D.N. Johnston  
Councillor C.M.H. Redman (arrived @ 7:38)  
Councillor N. M. Volkow

ABSENT: Councillor B.K. Der

STAFF: Mr. Jack Belhouse, Director Planning & Building  
Ms. G. McCaskie, Administrative Officer I

The Public Hearing (Zoning) was called to order at 7:35 p.m.

Councillor Corrigan arrived; Councillor Redman arrived

1. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 35. 2002" - BYLAW NO. 11437

Rez. #02-33

8875 Northbrook Court

Lot "L", D.L. 161, Grp. 1, NWD 79381

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on M5 Light Industrial District and in accordance with the development plan entitled "Creation Technologies Headquarters Building" prepared by Streamline Facility Planning Corporation)

The purpose of the proposed zoning bylaw amendment is to permit the existing industrial building to be used for principal office and related industrial uses.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-33, Bylaw No. 11437.

There were no submissions received in connection with this rezoning.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to rezoning 02-33, Bylaw No. 11437 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY HERITAGE DESIGNATION BYLAW NO. 2, 2002" -  
BYLAW NO. 11457

6543 & 6572 Deer Lake Drive

Plan showing lease area of part of Parcel "1" (Ex. Plan 5438) of Parcel "A" (Ref. Plan 5437) and part of parcel "A" (Ref. Plan 5437), except Pcl. "1" (Ex. Plan 5438), both of D.L. 85, Grp. 1, NWD

The purpose is to designate under the Local Government Act the historic Baldwin House as a Heritage Building.

Simon Scott, 1130 Fulton Avenue, West Vancouver appeared before Council advising that he has two connections to the Arthur Erickson house; as an Architect and an Architectural photographer who has worked for many years with Arthur Erickson and as President of the Arthur Erickson House and Garden Foundation. The speaker concluded by commending Council for the Heritage Designation of the Baldwin House and looked forward to the opportunity of working towards developing a liaison between the Arthur Erickson House and Garden Foundation and the City of Burnaby.

Linda Dubroff, 6450 Deer Lake Drive, Burnaby appeared before Council advising that she is a tenant of the City of Burnaby and has to pass the driveway of the Baldwin House in order to get to her house. The speaker inquired as to how this large heritage property will be maintained and what budget is in place. Ms. Dubroff advised that she has lived in a heritage home in Burnaby for the past six years and continues to have concerns about the lack of a definitive budget for heritage homes.

In concluding, the speaker expressed that, as a tenant, she is directly affected by living in a heritage home and would like to know how budgeting will be allotted prior to the Baldwin House Heritage designation. The speaker expressed that she has no idea how many homes in Burnaby have Heritage designation.

Doris McAllister, 5655 Sperling Avenue, Burnaby appeared before Council advising that she is the closest neighbour to the Baldwin House. Ms. McAllister advised that she has been living at Deer Lake in a heritage home for six and half years. The speaker stated that she has been in the Baldwin house many times, and has enjoyed many hours of swimming from the dock to skating on the lake in the winter. The speaker advised that she has concerns on how Burnaby is maintaining its heritage homes. Mr. McAllister noted that it is a wonderful idea that the Baldwin house is being deemed as a heritage house but maintaining the home is a different thing.

The speaker advised that when she moved into 5655 Sperling Avenue, the residence was in severe disrepair. A local newspaper had several stories on the problems associated with the Sperling Avenue residence. The speaker noted that in reviewing the City Engineer's report there are minor conditions with the house that need to be repaired and Ms. McAllister recommended that the Baldwin house be investigated at least one more time. No regular maintenance has been undertaken on this home in the last twenty years.

In concluding, Ms. McAllister feels sorry for anyone who rents the Baldwin House as they will be in the same position as the other five people who are renting Heritage homes on Deer Lake. The residents who stay in Heritage homes, love the homes and continue to occupy these apparently beautiful homes at very high rental costs.

In concluding, the speaker advised that there will be major maintenance problems with the Baldwin house. Water dampness is obviously a problem at the moment, and there is no furnace operating in the house. The speaker noted, that she is in favour of the heritage designation, but advised that there should be a budget in place to maintain the house. Ms. McAllister expressed concerns for the people who move into the Baldwin house and hoped that they will not have to go through what she has gone through. The speaker stated that it is not clear where funding is allotted for the maintenance of these homes and advised that she has been told that there is no budget.

Council advised that a staff report will come forward addressing the issues raised at the Public Hearing.

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

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to the Heritage Designation Designation, Bylaw No. 11457 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 38, 2002" - BYLAW NO. 11458

Rez. #00-25

4120/60/70/80 Lougheed Highway, 4161/71 Dawson Street

Block 8 Except: Firstly: Parcel "A" (Ref. Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road on Statutory Right-of-Way Plan 4957; D.L. 119, Grp. 1, NWD 206, Lots A, B, C & D, D.L. 119, Grp. 1, NWD 69931, Lot 80, D.L. 119, Grp. 1, NWD 66959

From: M1 Manufacturing District, CD Comprehensive Development District (based on P2 Administration and Assembly District, C1 Neighbourhood Commercial District and M5 Light Industrial District), CD Comprehensive Development District (based on M5 Light Industrial District and M1r Manufacturing District)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, C9 Royal Oak Commercial District, P2 Administration and Assembly District and the Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan prepared by the City of Burnaby entitled "Community Plan Guidelines - 4120, 4160, 4170 and 4180 Lougheed Highway, 4161 and 4171 Dawson Street" and as supported by the document entitled "Development Plan for Standard Life Lands" prepared by Tielker Sim & Associates.)

The purpose of the proposed zoning bylaw amendment is to establish Community Plan Guidelines to accommodate higher density office and Dawson Street oriented mixed-use commercial/residential development in accordance with the Brentwood Town Centre Development Plan.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-25, Bylaw No. 11458.

Rob Howard, NCL Real Estate Management, 200-3771 Jacombs Road, Richmond, B.C. appeared before Council and advised he was available to respond to questions regarding the application.

Heather Grant, 7240 Moffat Road, Richmond appeared before Council representing the owner of the property at 4129 Lougheed Highway and Gilmore Avenue. The speaker presented a number of questions:

- When is the development expected to commence
- How long will it last
- Will there be any interruptions to access property off Lougheed or Gilmore;
- Road widening dedication; will there be any closures or delays

Mr. Howard responded that the timelines for construction start up are not known at the present time. It will be a phased development probably lasting between five and thirty years

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 rezoning #00-25, Bylaw No. 11458 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 39, 2002" - BYLAW NO. 11459

Rez. #02-17

7578 & 7602 Edmonds Street; 7601 Nineteenth Avenue

Lot 1, D.L. 30, Grp. 1, NWD 68241; Easterly 36 ft. of Lot 9, Blk. 34, D.L. 30, Grp. 1, having a frontage of 36 ft. on Edmonds Street and adjoining Blk. 23, NWD 3036; Easterly 36 ft. of Lot 9, Blk. 34, D.L. 30, Grp. 1, having a frontage of 36 ft. on Alice Street and adjoining Blks. 23 and 24, NWD 3036

From: P2 Administration and Assembly District and P3 Park and Public Use District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Fire Station #2 - Edmonds", prepared by James KM Cheng Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a new Fire Station No. 2 - Edmonds on the expanded site.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-17, Bylaw No. 11459.

A letter dated 2002 November 26 was received from Richard Strohan of 7543 - 19<sup>th</sup> Avenue, Burnaby, advising that he is in support of the rezoning and construction of the new firehall. The writer questions the road access for the trucks and personal vehicles that will be accessing the new firehall. Nineteenth Avenue is in poor shape with pot holes that have been created by the fire trucks. The speaker inquired if any thought had been given to a walking area for the students attending Edmonds Elementary School; presently the children have to walk on the road and sometimes in the ditches.

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

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning #02-17, Bylaw No. 11459 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR EVANS

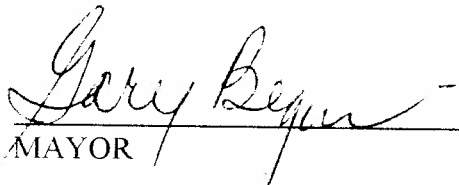
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:52 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I