

2003 August 26

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2003 August 26 at 7:30 p.m.

PRESENT: Mayor Derek Corrigan  
Councillor D. Evans  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor L. Rankin  
Councillor N. M. Volkow

ABSENT: Councillor P. Calendino  
Councillor S. Dhaliwal  
Councillor C.M.H. Redman

STAFF: Mr. Jack Belhouse, Director Planning & Building  
Ms. A. Lorentsen, Administrative Officer Operations

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

1. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 44, 2003" - BYLAW NO. 11583

Rez. #03-07

4180 Dawson Street

Lot 24, D.L. 119, Group 1, NWD Plan 28159

From: M2 General Industrial District

To: CD Comprehensive Development District (based on C9 Urban Village  
Commercial District, RM3 Multiple Family Residential District, Brentwood  
Town Centre Development Plan guidelines and in line with the development plan  
entitled "Mixed-Use Development" prepared by Lawrence Doyle Architect Inc.)

The purpose of the proposed zoning bylaw amendment is for the development of a mixed-use low-rise development along Dawson Street with one high-rise apartment tower on the interior of the site.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-07, Bylaw No. 11583.

Larry Doyle, 1450 Creekside Drive, Vancouver appeared before members of Council advising he is the architect and applicant for the subject application and was available to answer any questions Council may have.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#03-07, Bylaw No. 11583 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 45, 2003" - BYLAW NO. 11584

Rez. #00-15

524 Sperling Avenue

Lot 9, Blk. 6, D.L. 206, Group 1, NWD, Plan 1323

From: M4 Special Industrial District

To: Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines and in accordance with the development plan entitled "Proposed Six Unit Townhouse Development 524 Sperling Avenue Burnaby, BC" prepared by Eric Stine Architect Inc.

The purpose of the proposed rezoning bylaw amendment is to permit the development of a six unit infill multiple family residential project.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-15, Bylaw No. 11584.

Ms. G. Sacilotto 635 Clare Avenue, Burnaby appeared before Council to express her concern about the impact the proposed development will have on parking in the neighbourhood. The speaker noted that parking is already an issue in this area and fears this development will make the situation worse.

The Director Planning and Building, Jack Belhouse provided an overview of the parking provision for the proposed development.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#00-15, Bylaw No. 11584 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 46, 2003" - BYLAW NO. 11585

Rez. #03-32

Ptn. of 5180 Lougheed Highway

Ptn. of Lot 4, D.L. 125, Group 1, NWD Plan 3674

From: R2 Residential District

To: CD Comprehensive Development District (based on M2 General Industrial District and R2 Residential District and in accordance with the development plan entitled "5180 Lougheed Illuminated Pylon Sign" prepared by Sign Way Ltd.).

The purpose of the proposed zoning bylaw amendment is to permit the siting of a free-standing sign within the Lougheed Highway R2 buffer area.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-32, Bylaw No. 11585.

Lyle Braaten, 2400 - 200 Granville Street, Vancouver appeared before Council members advising he is the applicant for the proposed rezoning and was available to answer questions from Council.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#03-32, Bylaw No. 11585 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 47, 2003" - BYLAW NO. 11586

Rez. #03-34

Ptn. of 6620 Hastings Street

Ptn. of Parcel "A" (J60789E) Lot 9 Except: Firstly: East 33 ft. Secondly: Part Subdivided by Plan 16571, Thirdly: Part on Plan 24586, Blk 3, D.L. 206, Group 1, NWD Plan 1071

From: C2 Community Commercial District

To: C2 and C2a Community Commercial District

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a wine store.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-34, Bylaw No. 11586.

John Tregilges, 5750 Charles Street, Burnaby appeared before members of Council to express opposition to the proposed application. The speaker objects to the proposed location because there are already several existing liquor outlets, both private and government run, in the immediate neighbourhood as well as there being several schools in close proximity. The speaker does not feel this area needs any additional outlets to sell liquor and that the existing facilities are sufficient to meet the needs of area residents. The speaker also suggested prices of the wines sold in a private store will be higher than that in a government store so there is no cost benefit to area residents.

Mr. Tregilges noted he was puzzled why this application has been presented to Council when both the City of Burnaby and Burnaby School Board have asked the Provincial government to place a moratorium on private liquor outlets until the public have been consulted. We do not want to have a situation similar to Calgary where 23 government stores have mushroomed to several hundred private outlets, some within a block of each other. Mr. Tregilges noted that existing government liquor stores have a procedure for ordering special stock, not normally available, so expanded selection is not a valid reason for allowing additional liquor outlets.

Leah McDowell, 20618 - 96A Avenue, Langley appeared before Council members advising, as the applicant for the proposed zoning change she wished to clarify that the proposed wine store will carry wine products that are not normally available in regular liquor outlets. The speaker further clarified that the pricing of the wines is determined by the Liquor Control Board and therefore her prices will be the same as a government store and also their licence will allow them to carry only VQA wines – no beer, coolers or spirits of any kind.

In response to a query from Council, Ms. McDowell advised that VQA licences have been around for four years and there are currently 21 licences available in the Province which have all been allocated by the B.C. Wine Institute. All the wines sold under this licence are B.C. wines that have been given the VQA designation.

In response to a query about selling other goods, such as cheese, crackers, jellies etc., to accompany the wine, Ms. McDowell advised they will apply to sell such products however the Liquor Control Board have authority over this and they will decide if complementary products may be sold. With regard to a query regarding location, the speaker informed Council that before granting a licence the B.C. Wine institute will look at the area and will not allow two in the same area. Burnaby does not have a VQA store and would be a logical choice – existing VQA stores have been very successful she does not anticipate a conflict with the existing liquor store as she will sell a specialty product that fills a niche market. The speaker advised that many of the existing VQA stores are located close to both government and private liquor outlets.

Jennifer McKenna, 24102 - 102B Avenue, Maple Ridge, appeared before Council members advising she is opposed to the proliferation private liquor stores. The speaker noted privatized wine shops such as the one proposed are not needed in the community as those needs can be met by existing liquor stores which are run efficiently, profitably and professionally. She does not want to see a new liquor outlet open in the same location as an existing store. If a market for VQA wines exists in the neighbourhood then the existing liquor outlet could increase its VQA selection instead of opening a specialty store

The speaker expressed concern about the wages employees in a private liquor store will receive, mostly part-time and minimum wage, as opposed to employees of the government stores who, being members of the BCGEU, and are able to adequately provide for their families.

Ms. McKenna also reviewed information on the impact liquor privatization has had in the Province of Alberta where liquor outlet proliferation has resulted in increased liquor related accidents, crime etc. Staff in BC government stores are experienced and responsible checking I.D.s and refusing to sell to intoxicated customers. Currently, the Liquor Distribution Branch because of its size has resources to provide public education on the use of alcohol and other related problems. Ultimately, concluded the speaker, the Province wants to open these private outlets and eventually close government run liquor stores.

In response to a query from Council, the speaker noted she would have these concerns about any new liquor outlet opening.

Kevin Park, 2911 Canada Way, Burnaby, representing the BCGEU appeared before Council members suggesting Council must look at the broader policy questions surrounding this application especially with regard to the increasing proliferation of retail liquor outlets. Statistics, noted the speaker, indicate that regardless of the economic environment of a community any increase in the number of liquor outlets has a corresponding increase in suicide, alcohol related crash fatalities, alcohol related traffic violations and other deleterious effects throughout the community. This neighbourhood will be over-served by liquor outlets concluded Mr. Park; the question of how much is enough must be satisfactorily answered by Council before the question of land can be considered.

David Knowles, 11916 Gilmore Crescent, Delta, appeared before members of Council advising he is the Local Chair of 503 Retail Store and Warehouse Union representing liquor store workers and had previously appeared before Burnaby Council seeking support regarding proposed privatization and proliferation of liquor stores. Mr. Knowles noted that, at that time, Burnaby Council had adopted a resolution asking the Provincial government to place a moratorium on the proposed changes to liquor regulations, sales and distribution until such time as there is a vehicle for public discussion and community input into those issues. The speaker asked Council to honour the intent of that motion and not consider any increased liquor distribution in its community.

Alan O'Day, 105- 9295 122<sup>nd</sup> Street Surrey, appeared before members of Council advising that he is a BCGEU member and a recovering alcoholic and would ask Council to look at the ultimate impact on the community in considering this application. Our ability to control and regulate this dangerous drug is being taken away through the move to privatize liquor sales; now is not the time to pass a bylaw which is a move to open up the proliferation of alcohol sales in our community, Mr. O'Day concluded.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#03-34, Bylaw No. 11586 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 48, 2003" - BYLAW NO. 11587

Rez. #03-29a

3100 Production Way

Lot 81 Except: Part Subdivided by Plan 72477, D.L.'s 10 & 56, Group 1, NWD Plan 34201

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M3 Heavy Industrial District and Lake City Business Centre guidelines and in accordance with the development plan entitled "PMC Sierra Subdivision Plan" prepared by Musson Cattell Mackey Partnership)

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into two lots and retain the existing warehouse and surface parking uses.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-29a, Bylaw No. 11587.

Peter Arbuckle, 4650 Rutland Road, West Vancouver appeared before members of Council advising he was the applicant for the subject rezoning and was available to answer from Council.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#02-29a, Bylaw No. 11587 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 49, 2003" - BYLAW NO. 11588

Rez. #03-29b

3100 Production Way

Lot 81 Except: Part Subdivided by Plan 72477, D.L.'s 10 & 56, Group 1, NWD Plan 34201

From: M3 Heavy Industrial District

To: CD Comprehensive Development District (based on P8 Parking District, B2 Urban Office District and Lake City Business Centre guidelines and in accordance with the development plan entitled "PMC Sierra Subdivision Plan" prepared by Musson Cattell Mackey Partnership)

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into two lots and retain the existing warehouse and surface parking uses.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-29b, Bylaw No. 11588.

Peter Arbuckle, 4650 Rutland Road, West Vancouver appeared before members of Council advising he was the applicant for the subject rezoning and was available to answer from Council.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#02-29b, Bylaw No. 11588 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 50, 2003" - BYLAW NO. 11589

Rez. #03-30

Ptn. of 8545 North Fraser Way

Ptn. of Parcel A Except: Part Subdivided by Plan BCP4738, D.L. 155, Group 1, NWD  
Plan BCP4737

From: CD Comprehensive Development District (based on M2 General Industrial  
District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light  
Industrial District and Glenwood Industrial Estate Concept Plan and in accordance  
with the development plan entitled "New Building for KGM Holdings" prepared  
by CTA Design Group)

The purpose of the proposed zoning bylaw amendment is to permit development of a wood  
products warehouse/distribution facility.

The Advisory Planning Commission advised Council that following its consideration of  
this rezoning application, a decision was reached to SUPPORT Rez. #03-30, Bylaw No.  
11589.

John Kristianson, 925 W. 8<sup>th</sup> Avenue, Vancouver appeared before members of Council  
advising he was representing his client KGM Holdings and was available to answer  
questions from Council.

In response to a query from Council, Mr. Kristianson confirmed that the wood will be  
under cover and it will all be kiln-dried wood.

Clark Campbell, 7689 Rosewood Street, Burnaby appeared before members of Council  
advising his family are long time residents of Burnaby and are the owners of property at  
6000 Thorne Avenue and he is a minority share-holder in Alcam Auto Recylers, 6039  
Trapp Avenue; both properties are located adjacent and east of Glenwood Industrial  
Estates. The speaker advised that while he is not opposed to the subject rezoning  
application he is concerned about the overall plan for this area.



Mr. Campbell noted his father had originally owned an auto wrecking business located on Kingsway and when redevelopment occurred in that area he was forced to re-locate his business to 6089 Trapp Avenue. His businesses, informed Mr. Campbell, and those in the immediate vicinity of his property have for the most part been there for 30 plus years and are primarily heavy industrial uses. These businesses which include: ABC Recycling, Mundies Towing and Storage, Burnaby Distribution Centre, George Third & Sons, Alcam Recyclers and Morgan Machinery, whose primary uses are recycling, storage of used materials, heavy steel manufacture and transportation, require Heavy Industrial M3a zoning.

His main concern, noted the speaker, is that many of these businesses have already been pushed out of redeveloping neighbourhoods and these concerns are increased when recent Planning Department reports include comments that indicate heavy industrial businesses are not compatible with the Big Bend Development Plan. These historical businesses are not aesthetically appealing but they provide services, such as end-of-life vehicle recycling, which are necessary to the environment and to our community, Mr. Campbell noted.

In conclusion, the speaker advised he is seeking assurances from the City of Burnaby and the new occupants of Glenwood Industrial Estates that they have no intention of pushing these existing businesses out or complaining of their existence at a later date. He would also like to see the City take a more positive attitude towards these businesses instead of taking the "we are just waiting for redevelopment" attitude of present."

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

MOVED BY COUNCILLOR EVANS

SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#03-30, Bylaw No. 11589 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 51, 2003" - BYLAW NO. 11590

Rez. #03-25

8315 & 8325 Riverbend Court

Lots 1 and 2, D.L. 155, Group 1, NWD PlanBCP5813

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District guidelines)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District guidelines and in accordance with the development plan entitled "Advance Glazing Systems Ltd." prepared by CEI Architecture Planning Interiors)

The purpose of the proposed zoning bylaw amendment is to permit the development of a multi-tenant office/warehouse/manufacturing facility.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-25, Bylaw No. 11590.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#03-25, Bylaw No. 11590 be now terminated."

CARRIED UNANIMOUSLY

9. "BURNABY ZONING BYLAW, 1965, AMENDMENT  
BYLAW NO. 52, 2003" - BYLAW NO. 11591

Text Amendment

The purpose of the proposed text amendment bylaw is to change the regulations pertaining to supportive housing for seniors in the Zoning Bylaw.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 11591.

Stephen Lee, 76 S. Glynde Avenue, Burnaby appeared before members of Council advising that he is the President of Grace Christian Chapel, a non profit organization who provide supportive housing for seniors. Mr. Lee informed Council that at present they have five housing projects, including one in Burnaby, in development with the majority of the proposed units being approximately 300 square feet in size. It is becoming more and more difficult to provide housing for low-income seniors and if a minimum of 350 square feet is required it will make it even more difficult. Mr. Lee asked that Council reconsider the required minimum square footage of supportive housing units.

Rainer Muller, Rainer Muller Management, 801 - 1150 Bute Street, Vancouver appeared before Council members advising he operates a very successful seniors housing development in North Vancouver called The Summerhill. In his experience the amount of rent they pay for housing is of vital importance to seniors and since the cost is directly related to the size of the unit it is preferable to have a higher percentage of smaller units. Mr. Muller is concerned the proposed limit of 40% of bachelor and jr. suites will make it difficult to provide affordable units. He would prefer 50% or more of these smaller units in each development in order to provide greater flexibility to meet the needs of seniors.

Helen Bashir, Architect, 600 - 350 Burrard Street, Vancouver appeared before Council to reiterate comments made by the previous speaker, Mr. Muller. Considering the success of The Summerhill the speaker suggests there is a real need for small unit developments and suggests increasing the bachelor and junior units to 50%.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 11591 be now terminated."

CARRIED UNANIMOUSLY

10. "BURNABY HERITAGE DESIGNATION  
BYLAW NO. 1, 2003 - BYLAW NO. 11592

The purpose of the proposed Heritage Designation bylaw amendment is to seek approval for the designation of the "Eagles Estate" located at 5655 Sperling Avenue as a city Heritage site.

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Heritage Designation, Bylaw No. 11592 be now terminated."

CARRIED UNANIMOUSLY

11. BURNABY HERITAGE DESIGNATION  
BYLAW NO. 2, 2003 - BYLAW NO. 11593

The purpose of the proposed Heritage Designation bylaw amendment is to seek approval for the designation of the "W.J. Walker House" located at 5255 Sperling Avenue as a city Heritage site.

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Heritage Designation, Bylaw No. 11593 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:42 p.m.

Confirmed:

Certified Correct:

  
MAYOR

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ADMINISTRATIVE OFFICER  
OPERATIONS