

2003 October 28

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2003 October 28 at 7:30 p.m.

PRESENT: Mayor Derek Corrigan  
Councillor P. Calendino  
Councillor S. Dhaliwal  
Councillor D. Evans  
Councillor D.N. Johnston (*Arrived 8:14 p.m.*)  
Councillor L. Rankin (*Arrived 7:45 p.m.*)  
Councillor N. M. Volkow

ABSENT: Councillor C. Jordan  
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. 55, 2003" - BYLAW NO. 11635

Rez. #03-50

4330 Sanderson Way

Lot 16 Excl: Parcel A Ref. Pl LMP34110, D.L.'s 71 & 72, Group 1, NWD Plan 60616

From: CD Comprehensive Development District (based on M8 Advanced Research Technology District)

To: Amended CD Comprehensive Development District (based on M8 Advanced Research Technology District and Discovery Place Community Plan and in accordance with the development plan entitled "Addition of Underground Parking Facility" proposed by Musson Cattell Mackey Partnership)

The purpose of the proposed rezoning is to permit the development of an underground parking facility.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-50, Bylaw No. 11635.

A letter was received from Dennis Danielson, 4086 Spruce Street, Burnaby advising he is opposed to the subject application, not because of the specifics of this application, but because Electronic Arts have not complied with the obligations they entered into from previous applications. Specifically the writer referred to construction fencing remaining on the south and west of the EA property.

Howard Donaldson, 220 Stevens Drive, West Vancouver appeared before Council members advising he is the CFO and responsible for property development for Electronic Arts Canada. Mr. Donaldson noted that EA is the 5<sup>th</sup> largest producer of electronic video games in the world and it's Burnaby site houses the largest interactive studio in the world, a state of the art facility which employs approximately 1,200 people, many of which are recruited from local universities. It is anticipated that future expansion of the facility will require the hiring of 200 additional employees. The success of the facility has resulted in a lack of parking; not only for current employees but those who will be employed in the planned expansions.

The parking facility that is the subject of this application will provide 776 parking spaces, replacing the above ground spaces provided in Phase I and the spaces that were proposed in Phase II. The existing soccer field and basketball court will be re-established on top of the underground facility.

Mark Whitehead, 4000 W 12<sup>th</sup> Street, Vancouver appeared before members of Council advising he is the architect for the subject application and has been involved in all phases of the Electronic Arts development. This application for underground parking will meet the parking needs of all the phases as well as providing an environmentally friendly soccer field surface at ground level. Mr. Whitehead advised he was available to answer any questions Council may have with regard to the application.

In response to a query from Council regarding the letter from Mr. Danielson and the issue of construction fencing, Mr. Whitehead noted the fencing issue will be resolved as part of a future application but at present it addresses a safety issue around the site.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR DHALIWAL

"THAT this Public Hearing relating to Rez.#03-50, Bylaw No. 11635 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 56, 2003" - BYLAW NO. 11636

Rez. #03-21

7180 & 7192 Kingsway, 7234/42/52 Acorn Avenue

Lots A, B & C, D.L. 95, Group 1, NWD Plan 6229; Lot D, D.L. 95, Group 1, NWD Plan 4892; Lots 3, 4 & 5, D.L. 95, Group 1, NWD Plan 1787

From: C3 General Commercial District, R5 Residential District

To: CD Comprehensive Development District (based on C3 General Commercial District and RM5 Multiple Family Residential District and in accordance with the development plan entitled "Mixed-Use Development" prepared by Besharat-Friars)

The purpose of the proposed rezoning bylaw amendment is to permit a mixed-use development with supportive seniors housing and retail commercial.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-21, Bylaw No. 11636.

Peter Gaskill, 204 - 1208 Bidwell Street, Vancouver appeared before the members of Council advising he was representing the applicant for the subject rezoning and was accompanied by the project team: Rainer Muller, Jack Wiedmann and Helen Besharat, Project Architect. The speaker noted that this team brings significant experience to the project and, most recently, are responsible for producing The Summerhill an extremely successful supportive seniors housing development located in North Vancouver. The goal of this development will be to bring a need for attention to detail, and to provide affordability and choice in seniors housing.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR DHALIWAL

"THAT this Public Hearing relating to Rez.#03-21, Bylaw No. 11636 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 57, 2003" - BYLAW NO. 11637

Text Amendment

The purpose of the proposed text amendment is to remove retail building supply establishments as a permitted use in the M3 Heavy Industrial District.

The Advisory Planning Commission advised Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 11637.

\*\* Councillor Rankin entered the Public Hearing at 7:45 p.m.

Randall Olafson and Brian Williams, representing Terra Copia Estates, owner of 5389 Byrne Road, appeared before members of Council to express their opposition to the proposed text amendment. Mr. Williams noted that this amendment will prevent development of a project currently being proposed for his property. The speaker informed Council that significant time and expense has been put into locating a large home improvement centre on his M3 zoned property and at no time did the Planning Department indicate they would not support the proposal. It has come as a complete surprise that they are now removing this use from the M3 zone, even though they were aware of this proposal. The new community plan that has been implemented for this area does not provide for the type of retail use they are developing; however the existing M3 zoning does and the development has been pursued on that premise. It would be extremely unfair of the City to delete this use from the M3 zone at this stage of the proposal, concluded Mr. Williams.

In response to a query from a member of Council, Mr. Williams clarified that the uses proposed under the new community plan include hotel, pub and small retail but the big box type of retail is intended for sites across the road.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR DHALIWAL

"THAT this Public Hearing relating to Text Amendment, Bylaw No. 11637 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 58, 2003" - BYLAW NO. 11638

Rez. #03-28

7038 Broadway

Lot 2, D.L.'s 44, 78, 131 and 136, Group 1, NWD Plan 11017

From: A2 Small Holdings District

To: R2 and R2a Residential District

The purpose of the proposed rezoning bylaw amendment is to permit the subdivision of the site into two single-family dwelling lots and the retention of the existing dwelling on the northern lot with a greater gross floor area than is permitted by R2 District zoning.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-28, Bylaw No. 11638.

A letter dated October 27, 2003 was received from L.G. Sulmona, 5504 Union Street, Burnaby noting the following observations: the proposed rezoning contradicts the logical and reasoned approach to incremental land use changes in this neighbourhood that should be increasing the availability of more compact and affordable housing forms; the provision of large homes amongst adjoining smaller lots appears incompatible; and the alternative layout of denser residential uses would optimize future development of all three lots while ensuring more effective creek protection.

Farid Mawani, 7050 Broadway, Burnaby appeared before members of Council advising that he has no objection to the subject application but inquired whether the City is satisfied that the site meets setback requirements.

Mr. J. Belhouse, Director Planning and Building, advised the plan meets the required setbacks.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR DHALIWAL

"THAT this Public Hearing relating to Rez.#03-28, Bylaw No. 11638 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 59, 2003" - BYLAW NO. 11639

Rez. #03-44

7108/38/78 Collier Street, 7088 Salisbury Avenue, 7063 Hall Avenue and 7155 Kingsway

Lots A, B, C, D, E, F, D.L. 95, Group 1, NWD Plan BCP 6930

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3a General Commercial District)

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3, C3a General Commercial District and Edmonds Town Centre Development Plan and in accordance with the development plan entitled "Highgate Village Phasing Plans" prepared by Durante Kreuk Ltd.)

The purpose of the proposed rezoning bylaw amendment is to permit the revision of the residential development phasing of the Highgate Village development.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-44, Bylaw No. 11639.

A letter dated October 28, 2003 was received from Dale Bosa, V.P. Development, Bosa Properties, 4555 Kingsway, Burnaby, the rezoning applicant, advising that, with regard to Sections 3.0 and 3.1 of the staff report with respect to timing of development phases they would propose the following:

"Lots A and F will be built initially as stated but, we would like to request the city's permission to develop both Lot B and Lot E at the same time with construction to start February 2004. It is our intention to submit for Building Permit on both lots at once, constructing the buildings simultaneously. Upon demolition of the existing mall we would pursue development of Lot C and finally Lot D.

\*\* Councillor Johnston entered the Public Hearing at 8:14 p.m.

Jane Durante, 149 W. 7<sup>th</sup> Avenue, Vancouver, representing the applicant, appeared before Council members to address the letter submitted by Mr. Bosa. Ms. Durante noted that proposed change in construction is to allow the shopping centre to remain open for as long as possible.

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.#03-44, Bylaw No. 11639 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

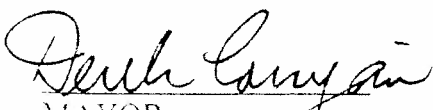
"THAT this Public Hearing (Zoning) do now adjourn."

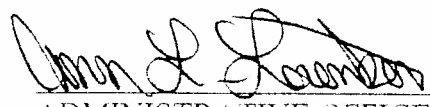
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:18 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER  
OPERATIONS