

2003 April 29

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2003 April 29 at 7:30 p.m.

PRESENT: Mayor D. R. Corrigan (In the Chair)  
Councillor P. Calendino  
Councillor S. Dhaliwal  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor N. M. Volkow

ABSENT: Councillor L. Rankin  
Councillor C.M.H. Redman

STAFF: Mr. Jack Belhouse, Director Planning & Building  
Mrs. Ann 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. 23, 2003" - BYLAW NO. 11525

Rez. #02-07

7777 18<sup>th</sup> Street

Lot A, D.L. 53, Grp. 1, NWD 50719

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on P3 Park and Public Use District use and density and in accordance with the development plan entitled "Southeast Burnaby Secondary School" prepared by CJP Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a Secondary School.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-07, Bylaw No. 11525.

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.#02-07, Bylaw No. 11525 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 22, 2003" - BYLAW NO. 11524

Rez. #03-11

5264, 5266 & 5268 Oakmount Crescent

Strata Lots 31, 68 & 69, D.L. 84 and 94, Grp. 1, NWD Strata Plan LMS1699 together with an interest in common property in proportion to the unit entitlement of the strata lot as shown on Form 1

From: CD Comprehensive Development District (based on RM1 and RM2 Multiple Family Residential Districts and C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on RM1 and RM2 Multiple Family Residential District and C2 Community Commercial District and in accordance with the development plans entitled "Millenium/The Oaklands" prepared by Gomberoff-Policzer Architects and "Music Studio Use" prepared by Re/Max Central.)

The purpose of the proposed zoning bylaw amendment is to allow a music studio use within the existing commercial building.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-11, Bylaw No. 11524.

A letter dated April 22, 2003 was received from Leeann Folz, 5270 Oakmount Cres., Burnaby advising she is opposed to the subject bylaw. The writer does not consider a music studio an appropriate use for the site and is concerned about increased traffic, crime and noise and a possible lack of parking. The proposed use does not fit with a quiet, residential neighbourhood concludes the writer.

A letter dated April 21, 2003 was received from J. Fawcett, President and B. MacCartney, Vice President, Strata Council "The Belvedere", 5270/80 Oakmount Crescent, Burnaby expressing concern about the C1 zoning designation associated with this application and the possibility the definition of music studio may allow expansion of other types of music uses. The writer's conclude they oppose the proposed change of use due to the impact of noise, parking, extensive hours of operation and a wider range of uses. A petition accompanying this letter and containing 19 signatures reads as follows:

“We the undersigned, residing at 5270 Oakmount Cres, Burnaby V5H 4S1 “The Belvedere” oppose Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 2003, Bylaw No. 11524.”

A petition, containing 8 signatures, was received from residents of 5280 Oakmount Crescent, Burnaby, and reads as follows:

“We, the undersigned, opposed Burnaby Zoning Bylaw Amendment Bylaw No. 22, 2003 - Bylaw #11524.”

Richard Hancock, 5050 Kingsway, Burnaby, the rezoning applicant, appeared before Council members clarifying that the music studio is an instructional facility to accommodate a maximum of four pianos. Mr. Hancock informed Council that he had not been contacted by any of the petitioners seeking information regarding the proposed use and is concerned about the motivation for their objection. With regard to the concern the studio may increase crime in the neighbourhood, the speaker suggested the presence of a music studio is much less likely to attract criminal activity than a convenience store which is a permitted use under the current zoning.

Mr. Hancock explained that he is acting as the agent for Mr. Edward Parker, a long established music teacher in Burnaby, who is seeking to purchase a commercially zoned property for his music studio business. The studio will consist of four pianos with lessons taught on a one-on-one basis and, although Mr. Parker does have other instructors who teach for him, it is unlikely that all four pianos would be used at the same time. Parking should not be an issue as the existing parking complies with the proposed use and student/teacher ratio using this facility.

In response to a query from Council Mr. Hancock advised a professional sound acoustic study was conducted and it was recommended that no additional sound-proofing is required for the studio. The building is equipped with air conditioning and the windows do not open thus reducing any chance of sound emanating from open windows. The hours of operation for the business, 7 am to 11 pm, are already reduced from what is currently permitted. The Strata Council responsible for the subject properties have given approval for this application.

As a point of clarification the speaker informed Council that the acoustical study was undertaken during regular classes at Mr. Parker’s existing studio.

Lorraine Allison, Board Member, Strata Council LMS 1699 “St. Andrews at Deer Lake”, 5262/83 Oakmount Crescent, Burnaby appeared before Council members advising that the Strata Council had interviewed Mr. Parker prior to approving the proposed studio. The Board had thoroughly explored many concerns and possibilities with Mr. Parker and they were satisfied that there would be no disruption to the residential community by the proposed use and that this proposal was in the best interest of the residents of their community. The speaker expressed disappointment that none of the petitioners opposing the application had contacted their Strata Council about their concerns which they feel have been adequately addressed.

In conclusion, Ms. Allison did request clarification as to what the permitted use of the property would be should Mr. Parker not stay at this location?

Mr. Jack Belhouse, Director Planning and Building, informed the speaker the proposed change will add only the piano studio use to the zoning and should the space no longer be used for that purpose, only those uses allowed under the current zoning would be permitted.

In response to a query from Council, Ms. Allison advised previous businesses occupying this space have failed, probably due to their proximity to Metrotown, and this proposal appeared to be a good alternative. With regard to the hours of operation of the studio, the speaker indicated it was her understanding it would not be in use later than 10 pm.

John Fawcett, 501 - 5270 Oakmount Crescent, Burnaby appeared before members of Council in his capacity as the President of the Strata Council for "The Belvedere" advising that in principle he does not object to the music studio use but the residents of his complex are concerned that other uses permitted in the C1 zone would be allowed if the zone change were granted. The speaker also noted a concern regarding the proposed hours of operation, 7 am - 11 pm, seven days a week, if noise were an issue; however he is relieved to hear an acoustical study has been conducted and that noise should not be a problem.

Edward Parker, 6562 Imperial Street, Burnaby appeared before members of Council in support of his application to rezone the subject property to allow a music studio. Mr. Parker noted that a dance studio use had previously been proposed for this location and he understands why that proposal would have been turned down since the student/teacher ratio is much higher for dance than for piano; in his studio teaching is strictly one-on-one and most often, there will only be one teacher on the premises at a time. Mr. Parker noted that the studio may occasionally be utilized by his son, a professional concert pianist, who wishes use this location for practice sessions. The instructors who work with him, such as a mid 60s widow, who teaches only 5 hours per week, have been known to him for years and work part-time.

In response to a query regarding his hours of operation, Mr. Parker informed Council, he will sometimes teach evening classes twice a week for students, often teachers studying for accreditation from schools such as the Royal Conservatory of Toronto, who require classes from 7 - 9 or 9 - 10 pm. It is unlikely he will have Sunday classes at this location and there should not be more than two evening classes a week; Saturdays will probably be split from week to week between this location and the Imperial Street studio and classes that run until 11 pm will be held at Imperial Street.

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.#03-11, Bylaw No. 11524 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 17, 2003" - BYLAW NO. 11519

Rez. #02-38

2345 Madison Avenue

Parcel "One", D.L. 119, Grp. 1, NWD 69751

From: M2 General Industrial District and M6 Truck Terminal District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled "Residential Development, Madison Avenue" prepared by Lawrence Doyle Architect Inc.)

The purpose of the proposed zoning bylaw amendment is for the development of two high-rise residential towers with street fronting townhouses.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-38, Bylaw No. 11519.

A letter dated April 28, 2003 was received from L.R. Doyle, Lawrence Doyle Architect Inc., Vancouver, B.C., applicant for the subject rezoning application. The text of the letter is as follows:

"We are the applicants for the above rezoning Application. This proposed development is in an area that contains no existing residential development. Together with our Clients and their marketing consultants we have had to use our best judgement as to the type and sizes of apartments that are shown in our proposal. The market studies are on-going and we expect the final recommendation for suite types will be relatively close to that which is included in our proposal. It is possible however that some adjustment of suite types and sizes may have to be made when we eventually find what is required to meet the market demand in this new development area.

We therefore ask that this Public Hearing includes in this Rezoning Application some flexibility as to:

- Unit mix and sizes;
- Total number of units;
- Variation of building height.

Any such changes would:

- Not increase the proposed FAR;
- Retain the required parking, storage and bicycle spaces;
- Provide a suite size and mix that is mutually agreeable to both the developer and the Planning Department. The number of units could potentially increase from 325 to 365 units. The final unit sizes and mix would be confirmed at 3<sup>rd</sup> reading;
- The building height would increase no more than two (2) floors from 22 floors to 24 floors. The maximum height noted in the first report to Council for this rezoning application was 24 floors.”

Larry Doyle, L.R. Doyle Architects, 1450 Creekside Drive, Vancouver appeared before members of Council advising as the applicant for this rezoning he was available to answer any questions Council may have.

In response to a query regarding provisions being made related to their proximity to Chubb Creek, Mr. Doyle advised that there are a number of developments in this area that all border onto a right-of-way and a riparian area. A storm water management system will be provided along the right-of-way area to protect the Still Creek system and it will all be integrated into the drainage system.

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.#02-38, Bylaw No. 11519 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 24, 2003" - BYLAW NO. 11526

Rez. #02-27 - Phase I

4800 Kingsway

Lot 2 Except: Part Subdivided by Plan 80588, D.L.'s 32, 152 & 153, Grp. 1, NWD 80573

From: CD Comprehensive Development District (based on C3 and C3a General Commercial District)

To: CD Comprehensive Development District (based on C3 and C3a General Commercial District and in accordance with the development plan entitled "Metropolis at Metrotown" prepared by Stantec Architecture Ltd.)

The purpose of the proposed rezoning bylaw amendment is to permit the integration, renovation and addition to the two existing retail/office complexes currently known as Metropolis and Metrotown Centre - Phase I: Relocation of the main interior food court from Metropolis to Metrotown Centre and the addition of an underground loading area with access off Bennett Street to serve the new food court.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-27-Phase I, Bylaw No. 11526.

Malcolm Elliot, 1385 19<sup>th</sup> Street, West Vancouver appeared before members of Council on behalf of Stantec Architecture Ltd. the original architects of Eaton Centre Metrotown. Mr. Elliot indicated he would provide a brief overview of the proposal to update and integrate Metrotown Centre into the Metropolis development to create one of the top centres in Canada.

The current facility is a successful, mixed-use, urban class centre which combines major office and retail with a transit interchange. There are three phases to the development with the first and second involving the upgrade and integration of what where two malls into one. The third phase concerns the construction of a slightly relocated third tower adjacent the existing towers on the Metropolis site.

Parking and access to the malls is an important aspect of this proposal and significant changes will include: the access ramp on Kingsway, additional access provided from Nelson Avenue and improvements to the access off of Central Boulevard at Zellers. It is intended to make the grade level parking area more pedestrian friendly and the use of underground parking more evenly distributed between the Metrotown and Metropolis lots. The Bennett Street side of the mall will be improved with a below grade loading facility with access from Bennett Street. This location will allow full maneuverability of the vehicles and allow for enhanced planting and landscaping to assist in screening the area from neighbouring residents.

The interior of the mall will change significantly with the goal of having both sides of the mall finished to a consistent high standard with no obvious differences between the two sides. A majority of the work will be located at the link between the two malls which will result in an increase of 56,000 square feet. It is planned to make this space open and spacious with skylights, seating, landscaping and a water feature.

A number of artists renderings, plans and a model were utilized by Mr. Elliot in highlighting some of the many changes planned for the mall which will take advantage of natural light to create a contemporary feel. Some of these changes include: a custom glass tube elevator with interesting lighting; floor space being opened up to create a large centre court with the 4<sup>th</sup> floor office area enhanced with catwalks and lighting to supplement the large community/retail space below; an urban plaza to be developed directly behind Zellers next to Central Boulevard; a relocated food court with high ceilings, skylights and a second level with windows open to Kingsway; and a major new entry to the mall on the Kingsway side with a new plaza and public seating.

In conclusion, Mr. Elliot introduced Ted Williams and Gord Wiley of Ivanhoe/Cambridge, Paul Bunt, traffic consultant, Margo Long, landscape consultant and Barry Marshal who was involved with the signage package for the whole development who were all available to answer any questions Council may have regarding the development proposal.

In response to query from Council regarding changes to the parking area and loading bays, Mr. Elliot confirmed that lane between Sears and Metropolis will be blocked off; the loading bay will remain but reconfigured with access from Central Boulevard and the parking area will remain as is; the above level parkade adjacent Zellers will be changed to allow access only from the centre of the parkade and not from the end closer to Central Boulevard; the loading bay by Zellers will remain but will be screened with a new water feature.

When questioned regarding the pedestrian bridge to SkyTrain and the bus loop area, Mr. Elliot noted that they have been discussing this with the Planning Department and have approached TransLink on the matter; however TransLink advise they have no money in their budget for any improvements to these facilities. The developer will leave this issue open for future negotiations with TransLink. The speaker advised that the developers share Council's concern regarding the current condition of the bus loop and pedestrian bridge and would like to see some movement towards improving these facilities.

In response to a query from Council regarding the realignment of the McMurray entrance to the mall, Mr. Paul Bunt, Bunt & Associates Engineering, 1199 W. Pender Street, Vancouver, transportation planner for this project, clarified the entrance will still be aligned with McMurray Avenue; however instead of being able to access the surface parking lot this entrance will now only lead into the underground parking similar to the existing ramp that has been successful on the Metropolis side. Mr. Bunt further noted access will be improved from Nelson Avenue replacing the Bennett Street access and access to and traffic flow through the parkade next to Zellers will also be improved.

Valerie Martinick, 4830 Bennett Street, Burnaby appeared before members of Council to express some concern with regard to the subject application. The speaker noted she is not opposed to improvement to the mall if it means business will improve however she is concerned about the condition of retail businesses in these malls and does not want the addition of retail units to be detrimental to existing retail businesses.

Ms. Martinick was also seeking clarification regarding the proposed underground loading bay with revised access from Bennett Street. The speaker is concerned the loading bay access on Bennett Street will have a negative impact on her residence by increased truck traffic and possibly by increased unpleasant odours emanating from the loading bay area. The speaker further noted that the revised traffic pattern may result in people using the roundabout driveway of her apartment building as a convenient turn around area to access the mall.

In conclusion, Ms. Martinick inquired whether any thought had been given to further setting back the entrance on the Kingsway side to allow access to the loading bays from there.



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Karen Cresswell, 4830 Bennett Street, Burnaby appeared before Council members to express concern about the application, especially regarding the loading bay entrance and the entrance to the Firefighters Club. Signage for access will have to very clear, noted the speaker, to avoid having mall customers accidentally entering the loading bay area. The speaker concluded she is concerned about increased noise, traffic congestion, lighting and signage in relation to this application.

Pauline Mudrakoff, 3961 Albert Street, Burnaby appeared before members of Council to express her disappointment that there is no provision in this plan for improvement to the existing bus loop and the Skytrain pedestrian walkway adjacent the mall. The speaker noted that these areas are dark, painted an unappealing colour, have little seating and mostly open to the elements. Ms. Mudrakoff, who works near the mall, noted the contrast between these unwelcoming conditions at the bus loop to what is being provided for within the mall plazas, i.e. increased seating, improved lighting, landscaping and, in one instance, a free standing canopy.

The speaker concluded that she has no objections to the changes and enhancements as presented in this proposal; however, the statement contained in the staff report on this project is contradictory in emphasizing the use of public transit when the bus loop is unwelcoming and uncaring. Ms. Mudrakoff suggests Council should withhold approval of this project until such time as at least a canopy is provided for the bus loop area and lighting is improved. A copy of the speaker's presentation is on file in the Office of the City Clerk.

In response to a query from Council, Ms. Mudrakoff advised she has not approached TransLink on this matter because she had noted that TransLink in a presentation to Council several months ago advised improvements to the bus loop are were the responsibility of the mall.

Ted Williams appeared before Council members informing them that, as the Director Metrotown Properties, he has been in contact with TransLink, and previously with Coast Mountain Bus, on a number occasions regarding improvements to the bus loop and pedestrian walkway. Mr. Williams advised the mall owners would very much like to see improvement to these areas and he sought Council's assistance in bringing TransLink to the table on this issue.

\*\* Councillor Johnston retired from the Public Hearing at 9:10 p.m.

Valerie Martinick, 4830 Bennett Street, again appeared before Council members pointing out that both the bus loop and the upper walkway areas are used as recruitment area for criminal activity and any mall improvements should include ways to discourage this activity.

\*\* Councillor Johnston returned to the Public Hearing at 9:13 p.m.

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.#02-27-Phase I, Bylaw No. 11526 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 25, 2003" - BYLAW NO. 11527

Rez. #02-27 - Phase II

4700/50 & 4800 Kingsway

Parcel 3 Except: Firstly: Airspace Parcel 1, Plan 79744, Secondly: Airspace Parcel 2, Plan 87288, D.L. 153, Grp. 1, NWD 79648; Lot 2 Except: Part Subdivided by Plan 80588, D.L.'s 32, 152 & 153, Grp. 1, NWD 80573; Lot A, D.L.'s 32, 152 & 153, Grp. 1, NWD 80588

From: CD Comprehensive Development District (based on C3 General Commercial District)(C3, C3a, C3c General Commercial District and P2 Administration and Assembly District) (C3 and C3a General Commercial District)

To: CD Comprehensive Development District (based on C3 General Commercial District) (C3, C3a, C3c General Commercial District and P2 Administration and Assembly District) (C3, C3a General Commercial District) and in accordance with the development plan entitled "Metropolis at Metrotown" prepared by Stantec Architecture Ltd.)

The purpose of the proposed rezoning bylaw amendment is to permit the integration, renovation and addition to the two existing retail/office complexes currently known as Metropolis and Metrotown Centre - Phase II: Addition of a two-level retail mall connection between the two existing malls, replacement of the two existing food court areas with retail stores, reconfiguration of surface and underground parking facilities, boulevard enhancements, additions and renovations to exterior plazas, new access driveways, new public pedestrian and cyclist connections and a revised Comprehensive Sign Plan.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-27-Phase II, Bylaw No. 11527.

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A letter dated April 29, 2003 was received from Allan A. Tummon, 903 - 6521 Bonsor Avenue, Burnaby raising concern with regard to the provision of facilities for cyclists. The writer notes that the the applicant is to be commended for their intent to provide convenience to the public and employees however questions what provisions are there to guarantee consistent, efficient control of these facilities? Mr. Tummon concludes this ambitious, well intended project could become tarnished if you haven't taken into account all the possibilities of abuse and exploitation.

A letter dated April 24, 2003 was received from Bob and Simmone Hoggarth, 700 - 6521 Bonsor Avenue, Burnaby expressing concern regarding the end of trip facilities for cyclists in Phase II of the development. The writers note concern about criminal activity in the vicinity and the problem with security for such facilities. The writers support the inclusion of protected bike racks but suggest the other facilities be dropped from the project.

For the record the information, comments and concerns noted in the Public Hearing minutes for Bylaw 11526 may also apply to this application for Phase II of the renovation of Metrotown/Metropolis.

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.#02-27-Phase II, Bylaw No. 11527 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 26, 2003" - BYLAW NO. 11528

Rez. #02-27 - Phase III

4700 Kingsway

Parcel 3 Except: Firstly: Airspace Parcel 1, Plan 79744, Secondly: Airspace Parcel 2, Plan 87288, D.L. 153, Grp. 1, NWD 79648

From: CD Comprehensive Development District (based on C3, C3a, C3c General Commercial District and P2 Administration and Assembly District)

To: CD Comprehensive Development District (based on C3, C3a, C3c General Commercial District and P2 Administration and Assembly District, and in accordance with the development plan entitled "Metropolis at Metrotown and Tower III" prepared by Stantec Architecture Ltd.)

The purpose of the proposed rezoning bylaw amendment is to permit the integration, renovation and addition to the two existing retail/office complexes currently known as Metropolis and Metrotown Centre - Phase III: Construction of the redesigned and slightly relocated proposed Metrotower III with underground and above ground parking structures incorporated into the office tower.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-27-Phase III, Bylaw No. 11528.

A letter dated April 29, 2003 was received from Allan A. Tummon, 903 - 6521 Bonsor Avenue, Burnaby raising concern with regard to the provision of facilities for cyclists. The writer's concerns are the same as noted previously in Phase II, Bylaw 11527.

For the record the information, comments and concerns noted in the Public Hearing minutes for Bylaw 11526 may also apply to this application for Phase III of the renovation of Metrotown/Metropolis.

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.#02-27-Phase III, Bylaw No. 11528 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 15, 2003" - BYLAW NO. 11517

Text Amendment

The purpose of the proposed rezoning bylaw amendment is to amend the zoning bylaw with respect to liquor licence establishments.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Text Amendment, Bylaw No. 11517.

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 Text Amendment, Bylaw No. 11517 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 16, 2003" - BYLAW NO.11518

Text Amendment

The purpose of the proposed rezoning bylaw amendment is to amend the zoning bylaw with respect to single family dwellings on only small lots in the R12 District.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Text Amendment, Bylaw No. 11518.

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 Text Amendment, Bylaw No. 11518 be now terminated."

CARRIED UNANIMOUSLY

9. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 19, 2003" - BYLAW NO. 11521

Rez. #02-52

7700 and Ptn. of 7800 Riverfront Gate

Lot 1, D.L. 166, Grp. 1, NWD LMP39677 & Ptn. of Lot 2, D.L.'s 166 & 167, Grp. 1,  
NWD LMP39677

From: CD Comprehensive Development District (based on M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District) and CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District)

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To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and Riverfront Business Park Concept Plan guidelines and in accordance with the development plan entitled "Proposed Warehouse Development For TIR 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 light industrial warehouse facility.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-52, Bylaw No. 11521.

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.#02-52, Bylaw No. 11521 be now terminated."

CARRIED UNANIMOUSLY

10. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 18, 2003" - BYLAW NO.11520

Rez. #02-48

6545 Bonsor Avenue

Lot "C" Except: Part Subdivided by Plan 40697, D.L.'s 152 & 153, Grp. 1, NWD 3741

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

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, Metrotown Town Centre Development Plan guidelines and in accordance with the development plan entitled "6545 Bonsor Avenue" prepared by Hancock Bruckner Eng & Wright Architects)

The purpose of the proposed zoning bylaw amendment is to permit the conversion of the existing commercial/office space within the mixed-use high rise rental apartment building to create new residential rental units, resulting in the entire building being for residential use.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-48, Bylaw No. 11520.

Aruna Sharma, 507 - 6555 Bonsor Avenue, Burnaby appeared before member of Council advising she is a tenant in the residential building that is part of the subject application and is concerned about the stress and disruption the proposed changes are creating. The addition of units at the lower levels of this building has resulted in renumbering of all units in the building which is causing a significant disturbance to tenants mostly due to lost mail, construction noise, issues concerning security and rental increases are also points of concern, noted the speaker. Ms. Sharma noted residents were also very concerned that this zone change may lead to future stratification of the building. The speaker indicated she would prefer to see the owner clean up and make improvements and beautify the pool area, common areas, garbage areas and servicing or replacing the elevator. The speaker concluded by asking that Council consider who will benefit the most by allowing this change.

In response to a query from Council regarding the potential to strata title this building, Mr. Jack Belhouse, Director Planning and Building, advised a prerequisite to completion of this rezoning is an agreement to and the filing of a restrictive covenant guaranteeing the building remain as rental housing.

Martin Bruckner, 1445 W. Georgia Street, Vancouver the rezoning applicant appeared before members of Council advising he was available to respond to any questions Council may have regarding this application.

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.#02-48, Bylaw No. 11520 be now terminated."

CARRIED UNANIMOUSLY

11. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 20, 2003" - BYLAW NO.11522

Rez. #03-01

4475 Hastings Street

Lots 19, 20, & 21, Except Plan LMP27918, Blk. 5, D.L. 121, Grp. 1, NWD 1054

From: P2 Administration and Assembly District

To: C8a Urban Village Commercial District (Hastings)

The purpose of the proposed zoning bylaw amendment is to facilitate the future sale of the site by the City and redevelopment in line with the Hastings Street Area Plan.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-01, Bylaw No. 11522.

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.#03-01, Bylaw No. 11522 be now terminated."

CARRIED UNANIMOUSLY

12. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 21, 2003" - BYLAW NO. 11523

Rez. #03-03

2549, 2650 Beta Avenue and 4855 Still Creek Avenue

Parcel "A" (Ref. PI 3319), D.L. 124, Grp. 1, Except: Parcel "H" (Exp. PI 13414) NWD; Lot A, Blk. 1 Except: Part Subdivided by Plan 42037, D.L. 73, Grp. 1, NWD Plan 4326 and Parcel "B" (Ref. PI 4406), D.L. 124, Grp. 1 Except: Part subdivided by PI 42351, NWD

From: M2 General Industrial District

To: CD Comprehensive Development District (based on M2 General Industrial District and M3a Heavy Industrial District)

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a recycling transfer station and greater range of outdoor uses required for works yard operations.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-03, Bylaw No. 11523.

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.#03-03, Bylaw No. 11523 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

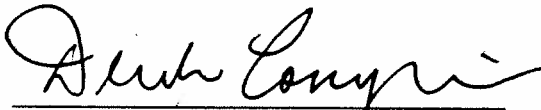
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:35 p.m.

Confirmed:

Certified Correct:

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
ADMINISTRATIVE OFFICER OPERATIONS