

2004 February 17

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2004 February 17 at 7:30 p.m.

PRESENT: Mayor Derek Corrigan  
Councillor P. Calendino  
Councillor S. Dhaliwal  
Councillor D. Evans  
Councillor D.N. Johnston  
Councillor C. Jordan  
Councillor L. Rankin  
Councillor C.M.H. Redman  
Councillor N. M. Volkow

STAFF: Mr. Jack Belhouse, Director Planning & Building  
Mrs. Ann Lorentsen, Administrative Officer Operations

The Mayor called the Public Hearing (Zoning) to order at 7:30 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 7, 2004" - BYLAW NO. 11681

Rez. #03-33

4285 Mathissi Place, 4330 Sanderson Way and Ptn. of 4390 Sanderson Way

Lot 15 Except: Part Subdivided by Plan 84820, D.L. 72, Group 1, NWD Plan 60616; Lot 16 Except: Parcel A Reference Plan LMP34110, D.L.'s 71 and 72, Group 1, NWD Plan 60616; and, Ptn. of Parcel A (Reference Plan LMP 34110) of Lot 16, D.L.'s 71 and 72, NWD Plan 60616

From: CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan guidelines)

To: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District and Discovery Place Community Plan guidelines and in accordance with the plans entitled "Electronic Arts Phase Three Expansion" prepared by Musson Cattell Mackey Partnership)

The purpose of the proposed zoning bylaw amendment is to permit expansion of the existing high technology research facility for Electronic Arts entailing an amendment to the Discovery Place Community Plan.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to **SUPPORT** Rez #03-33, Bylaw #11681

A memorandum dated 2004 February 17 was received from the Director Planning & Building advising of an omission in the report of the Director Planning & Building adopted by Council on January 26 on Page 11, Section 6.4, paragraph 1 in the third sentence. The correct wording should be as follows:

"It is noted that the existing watercourse was created as compensation for enclosure of a **non**-fish bearing watercourse during the original (Phase 1) Electronic Arts rezoning application (Rezoning Ref. #8/96)."

A letter was received from George & Edna McLean, 4379 Darwin Avenue, Burnaby advising they support the application provided all access and egress to the site is from Sanderson Way and not Huxley Avenue and that Council ensure further dedication of land for a walking trail along Huxley, Spruce and Carleton to the Electronic Arts site.

A letter dated February 17 was received from Gerald P. Owen, 3894 Spruce Street, Burnaby pointing out a number of concerns regarding the proposed application such as no significant initiatives to reduce reliance on vehicles by its employees, subsequent related traffic congestion, the selling of City land to a private developer for park purposes and a need to preserve wild space close to neighbourhoods.

A letter dated February 11 was received from Dennis Danielson, 4086 Spruce Street and Parvin Chami, 3710 Kalyk Avenue, Burnaby, writing as Burnaby residents and members of the Friends of Discovery Park Citizens Advisory Council, expressing opposition to the proposal to privatize public, covenanted land on Sanderson Way. The writers also express concern regarding the impartiality of Mayor Corrigan and request he step down as Chair for this Public Hearing.

A letter was received from Scott VanDenHam, 317 - 7040 Balmoral Street, Burnaby advising he considers the proposal to swap preserved land in Lot K for Lot J within Discovery Park for development by Electronic Arts to be unwarranted. The writer notes the community worked hard to save Lot K and going back on this work is a violation of trust within the community.

A letter dated February 16 was received from Brian Nasu, 4341 Darwin Avenue, Burnaby advising he is a resident of the area surrounding Discovery Place and Electronic Arts and, while he would selfishly like no development on the land, he has always understood and expected development on what had been vacant land. The writer advises he is comfortable with Electronic Arts as he has found them to be professional and a good neighbour and he trusts Council will make a balanced decision with the best interest of all residents of the City.

A letter dated February 16 was received from Philippe Favreau, VP Operations, Creo Inc., 3700 Gilmore Way, Burnaby advising Creo, the largest tenant in Discovery Park supports Electronic Arts in its application to permit expansion of its facilities. They feel Burnaby can only benefit from having one of world's leading software development companies expand, drawing many talented employees to live and work in the City.

A letter dated February 17 was received from Linda Walsh and J. Paul Anderson, 4062 Nithsdale Street, Burnaby expressing their objections to the rezoning proposal. The writers' note that many of the elements being proposed were not included or permitted in the original Official Community Plan and should not be allowed now.

A letter dated February 17 was received from Susan Heasey, 92799 Braemoor Pl., Burnaby expressing her opposition to the rezoning of parkland in Discovery Place. This area was promised to be left as parkland and wildlife habitat needs to be preserved.

His Worship, Mayor Derek Corrigan noted for everyone's information that Council were here to listen to the presentations with an open mind and, although he may have opinions, he and other members of Council do not make up their mind regarding applications prior to the Public Hearing but give serious consideration to all the information received prior to coming to a decision.

Howard Donaldson, CFO, Electronic Arts Canada, 4330 Sanderson Way, Burnaby appeared before Council members to review the expansion plan being proposed by Electronic Arts for the subject property. Electronic Arts (EA) is a growing, multinational producer of interactive software which, having strong roots in Canada, has identified an important need to grow and expand in Canada, particularly at its existing facility in Burnaby. The present EA site is valuable because of its proximity to SFU, BCIT and UBC which allows them to attract and retain talent which is so important to the company. In the past five years they have grown from a staff of 400 to approximately 1,000 employees and have grown out of space and parking at its Burnaby location. It has become necessary to move some facilities, such as its Motion Capture Studio off-site; this expansion will allow them to bring an expanded studio back to the EA main campus. It is expected the Burnaby Research Campus will also double in the next couple of years and they want to increase their development capacity to continue being a leader in the industry.

EA is an environmentally conscious company committed to responsible, sustainable development. They are a quiet, clean company; their buildings will continue to be designed by the same firm who built the existing campus in the same distinctive style, almost all parking will be underground and not visible – EA feel their plan is exceeding the original direction of the Discovery Place Community Plan in established 1996. The new dedicated conservation area will be 20% larger than the existing area and the urban trail network will be improved with better access to Sanderson Way, Mathissi Place and Willingdon Avenue, the trails will be wider with better drainage and more residents will be able to use them. EA have committed to a 10-year forest enhancement and maintenance plan; the staircase and public access will be relocated to connect Huxley Avenue to Mathissi Place and will be upgraded with lighting for public safety. An existing watercourse re-directed in 1998 which has not been productive for fish habitat will be closed off and, as compensation, fish habitat improvements will be implemented in other streams both on and off the site. EA has also made a big commitment to fund the 1.7 km trail in Deer Lake Park at an approximate value of \$600,000.

An Open House was held in November last year to educate the neighbourhood about their plans and approximately 300 people attended, looked at building plans and models and a survey was distributed.

In conclusion, Mr. Donaldson advised they feel this is an excellent proposal which will provide significant economic and environmental benefits to the City for years to come and will allow them to remain a Burnaby-based global leader and urged Council to support the plan.

Mark Whitehead, Musson Cattel Mackey Partnership, 555 Burrard Street, Vancouver, appeared before Council advising he is the rezoning applicant and principle in charge of this design as well as the buildings originally designed for EA. Mr. Whitehead briefly provided a history of development plans by Electronic Arts at this site. This building plan improves on the standard set by the first Electronic Arts building, both in the way they function and their environmental response. Innovative sustainable concepts will establish these building as LEED (Leadership in Energy Environmental Design) Certified Silver Projects. These concepts include energy efficient systems, recycled content in building materials, stormwater management, green roofs and green walls - which means they will be planted and maintained, all parking is to be underground and consultant reports have been submitted on traffic generation. Consultation has been undertaken with the Planning Department, Environment Committee, Friends of Discovery Park Committee and the public through an open house.

In conclusion Mr. Whitehead noted they are confident this will be a positive addition to the Electronic Arts campus and to Burnaby and he and other consultants for the development are available to answer questions about the project.

Jim Reichert, 96 Timbercrest Dr., Port Moody, appeared before Council advising that, as the Vice President of Research, BC Institute of Technology, he is in favour of the proposed application which will allow Electronic Arts to proceed with their development and expansion. Mr. Reichert encouraged Council to think of the positive economic impact companies such as Electronic Arts have on a community.

Burnaby has a growing reputation as the preferred place for high tech businesses in the Lower Mainland. It is a place where such businesses are welcomed and encouraged and where business can grow, thrive, create employment, pay taxes and be a part of the business and community life of the City. EA is one of the jewels of these businesses and its success should be encouraged and celebrated and certainly not impeded, stressed the speaker. The speaker reminded Council that one of Burnaby's 15 stated economic strategic initiatives is to build a strong high technology sector and support of the rezoning to enable EA's growth will demonstrate the City's commitment to this strategy.

Technology businesses are major employers in Burnaby for quality jobs and many graduates of BCIT find employment in these businesses he informed Council. Mr. Reichert further noted that these businesses support our students and support the institutions they come from, they develop links with instructors and facilities, create development opportunities, work with them on research projects and their employees take courses. It is a win, win, win situation among, business, the community and Burnaby's post secondary institutions he concluded.

In conclusion, Mr. Reichert advised BCIT want to see their tech neighbours succeed as they share in their success and he urged Council support of the Electronic Arts proposal.

Gerald Owen, 3894 Spruce Street, Burnaby appeared before Council members advising that as a 32 year resident of this area he is sensitive to the potential loss of more land in this area, moreover he cannot understand how land, under covenant for park, can be bargained away by the City. Mr. Owen noted Burnaby will be setting a dangerous precedent for others who will want to break covenants in order to expand their businesses. The speaker concluded by expressing his disappointment in Council for considering this application.

Joe Keithley, 4250 Spruce Street, Burnaby, came before members of Council to advise he and his family oppose the proposed rezoning by Electronic Arts and noted that many of his neighbours who couldn't be here were also opposed. Mr. Keithley reminded Council that most residents were opposed to Electronic Art's first application to build on this site; but the application was approved and part of that approval was the promise to place a covenant on this land to protect it for all time. This site has value to the neighbourhood as a quiet space with walking trails and as a home for the rare trillium flower and local wildlife. The proposed land swap will break up continuity of the green space.

Many other promises made by EA during the initial development, such as no fencing and improvements to preserved park area, have also been broken, informed the speaker, and now they want to triple the number of employees, increasing traffic congestion, noise and pollution. Mr. Keithley noted that, until this new application came forward and EA held an information open house, the company had not made any effort to build a relationship with area residents nor have residents been welcomed or ever invited by EA to their property.

In conclusion, the speaker advised that he hopes, if the plan goes through the way it looks like it will, that the City have some mechanism of making sure that EA lives up to its promises and that they actually do something for the neighbourhood. A copy of Mr. Keithley's presentation is on file in the Office of the City Clerk.

Louise Mele, 4210 Halley Avenue, Burnaby appeared before Council members to express her opposition to the proposed application. The speaker notes that when the EA site was first proposed she had been told the buildings would not impact on area residents because it wouldn't be higher than street level, however she now finds herself looking into a big wall of windows.

Joan Lesosky, 4358 Spruce Street, Burnaby appeared before members of Council to express her concern regarding the subject application. The speaker advised that she lives directly across from the proposed site and is concerned she will be looking out onto big wall and lots of lights that will possibly be on 24 hours a day. The speaker is also concerned about the proposed relocation of the staircase and trail as many people use them, especially to access parking on Spruce and Huxley Streets.

Parvin Chami, 4710 Kalyk Avenue, Burnaby appeared before Council members to express her strong opposition to the proposed rezoning application and the amendments to the Official Community Plan. The speaker noted these are significant changes to the OCP for this area that had been developed after extensive consultation and compromise from area residents.

The Friends of Discovery Park Citizen's Advisory Committee had assumed that the plan, as drawn up, would be respected by the City and now its being changed with almost no consultation; Ms. Chami questioned how residents can trust Burnaby to abide by its other commitments if they take this action. Ms. Chami noted that several aspects of the proposal cause particular concern. They are: Fencing -violates the letter of the Community Plan which calls for a campus-like setting; Land Swap - the promise to provide more land through a land swap does not address the loss of land presently being used as wildlife habitat nor does it provide the sizeable buffer that was assured residents when the site was first developed; Relocation of Walkway - the present walkway is utilized heavily by Moscrop High School students, BCIT students and residents, it is not clear that this new walkway will be of use to anyone; Redirecting and covering of Stream - is its requested that Burnaby's bylaws regarding streams be respected, that permission be obtained from DFO and that a full environmental assessment be undertaken; Community Support for EAs Plan - the figures quoted by EA indicating support for this proposal should be looked at because who and how residents participated in their survey is unknown.

In conclusion, Ms. Chami urged Council to reject this proposal as accepting it would signal other companies that they can do what they like in Burnaby. Council should respect the commitments it made in the past because, if they don't, they are not taking their responsibilities seriously. This land was to be set aside and protected – to make this swap is to break that trust. A copy of Ms. Chami's submission is on file in the Office of the City Clerk.

Ms. Chami submitted a petition, containing 411 signatures and a copy is on file in the Office of the City Clerk. The text of the petition reads as follows:

“For reasons outlined in the preamble overleaf, we the undersigned citizens and property owners of Burnaby urge you (1) to put an end to all negotiations with Electronic Arts Inc. and their agents aimed at bargaining away the Sanderson Way “green node” in Discovery Place, and (2) to make Burnaby's community and environment your first priority.”

Brian Nasu, 4341 Darwin Avenue, Burnaby appeared before members of Burnaby Council advising that, while he understands development needs to occur, public participation in how that development occurs is necessary. The speaker noted that there will be a definite impact on the community by this new development and suggested that when amenities for the new development are considered that some consideration is given to facilities that could be utilized by area resident. Mr. Nasu concluded he is confident Council will make a balanced decision that will do the best for everyone.

Sharla Kozlowski, 4336 Spruce Street, Burnaby, appeared before Council members to remind Council that the original reason for protection of Lot K was to protect trillium - a flower the Province of BC has designated a protected species. Ms. Kozlowski questioned why that issue does not matter any more.

Mike Peel, 4776 Willowdale Pl., Burnaby appeared before members of Council advising that while he admires EA and the high technology industry he is concerned about the impact of increased traffic congestion associated with the proposed expansion. The speaker suggested that Burnaby work with TransLink towards improving service to this area and EA provide its employees with bus passes to encourage transit usage.

Beata Chami, 3710 Kalyk Avenue, Burnaby appeared before Council to express her opposition to the rezoning application. Ms. Chami advised her family chose this area because of its great, natural beauty and it is very important that wildlife be protected in the habitat that is already preserved. The proposed change in protected land will result in destruction of the existing habitat, she noted. The speaker also informed Council that relocation of the existing staircase will no longer benefit students who use the stairs and the trail to walk home from Moscrop School because the proposed new location will add 45 minutes onto the walk.

Maartje Fenn, 3626 Kalyk Avenue, Burnaby appeared before Council advising she is appalled that the beauty of this space would be given up for the needs of a large multinational company. When development first began in Discovery Park the community fought hard to save the land and the Friends of Discovery Park residents group had a great deal of input into the overall Discovery Place Plan and the resulting covenanted area that was transferred to the City. A copy of Ms. Fenn's presentation is on file in the Office of the City Clerk.

Lot K, the area with the existing covenant, is more environmentally valuable than Lot J and should not be transferred, stressed the speaker. She also noted EA's claim of creating new jobs for Burnaby residents is misleading - the company will hire the best qualified, not just Burnaby residents. The City has a duty to live up to their promise to protect the environment, concluded Ms. Fenn.

Lorena Low, 3676 Kalyk Avenue, Burnaby appeared before Council advising that she has lived here six years and had originally been concerned about all the development; however, knowing there was a covenant in place to protect some of the existing green space had made her feel better because the city was looking out for resident's interests. Ms. Low informed Council she very disappointed and angry the City is throwing away something that everyone worked very hard to achieve and in breaking its promises the City has destroyed the trust placed in them by area residents.

Tom Dobko, 4461 Huxley Avenue, Burnaby appeared before Burnaby Council seeking clarification of the proposed land swap.

Mr. J.S. Belhouse, Director Planning and Building explained that the proposal calls for 130,000 square feet of land on Lot J, owned by EA, be transferred to the City in exchange for 93,000 square feet of land on Lot K, currently owned by the City and under covenant. Once the exchange is made a covenant will be placed on the new City-owned land. The resulting increase in conservation area is approximately 19% concluded Mr. Belhouse.

In response to a query from Mr. Dobko, Mr. Belhouse also provided details about the relocated stairs and trail.

Mr. Dobko indicated he had a number of concerns with regard to the proposed development such as light pollution, traffic congestion, noise and parking issues and suggested, since the proposal appears to be very one-sided, the concerns of area residents be addressed and perhaps some kind of compensation implemented. Facilities for Moscrop School or other community improvement, such as a tennis court, could be considered the speaker concluded.

Janet Danielson, 4086 Spruce Street, Burnaby appeared before Council to express her opposition to the proposed application. The speaker questioned whether EA would seriously move out of Burnaby if they were unable to achieve what they wanted here, especially since they have a lot invested in the City. Electronic Arts say they want to develop responsibly, however they have not done so in the past, noted Ms. Danielson, referring to trees that were planted in the conservation area that are not in good shape and fences, which are not permitted under the OCP, that were put up. The speaker referred to the environmental goals outlined in the City's Official Community Plan and questioned how removing a covenanted green space meets those goals. Ms. Danielson also listed access to bus service being cut off by the trail diversion and light pollution as two negative effects of this development.

Education of the neighbourhood about the proposed plan was left up to Electronic Arts and that is not good enough, informed the speaker. All area residents should have been informed of this plan, provided an opportunity to review and provide feedback - that did not happen. The covenant, which was thought to be a permanent protection of existing park, is being removed without any input from area residents.



Mr. Van Der Starre, 2133 Sperling Avenue, Burnaby appeared before members of Council to express his concern regarding the affect the proposed development will have on Burnaby General Hospital. The speaker asked that Council consider what negative affect, such as pollution, this development will have on the hospital.

Norm Blain, 9742 -152<sup>nd</sup> Street, Surrey appeared before the members of Council on behalf of the Burnaby Board of Trade which represents Burnaby businesses, 50% of which are small businesses. Mr. Blain noted that Electronic Arts is a valuable member of Burnaby's business community and pointed out that theirs is the type of business many cities would want - it is clean and a contributing member of community. Mr. Blain discouraged a "Not in My Back Yard" attitude by residents to new or expanding businesses since that would not be beneficial for the City. EA is a good example of a business that gives back to its community as demonstrated through their volunteering time and other forms of assisting the growth of small businesses. On behalf of 500 businesses in Burnaby, Mr. Blain encouraged Council to look at the needs of all the community, with a balanced consideration of economic growth and environmental concerns.

Laurel Brant, 4006 Nithsdale Street, Burnaby appeared before Council advising that she had not been prepared for this public hearing as she was not aware of the hearing, nor had she been informed about the Open House being held at Electronic Arts earlier. Ms. Brant expressed concern that with few parks and little green space in this area the loss of the existing land under covenant will have a negative impact on the community.

Parvin Chami, 4710 Kalyk Avenue, Burnaby again appeared before Council to stress it is not important how big and successful Electronic Arts are - this should make any difference in getting whatever they want. The speaker questioned what the citizens of Burnaby were gaining from this development - they want a good environment. Residents feel cheated, Ms. Chami observed, they want their needs to be respected and want Council to respect their own Community Plan. If we can't look after our own back yard, then we can't look after anyone else's, stressed the speaker. Ms. Chami concluded by asking Council to find a better solution than what is being proposed and not just give EA the "green light".

Danny Wong, 2068 W. 44<sup>th</sup> Avenue, Vancouver appeared before Council to suggest that if Council were to approve this application they should have Electronic Arts use their economic resources to improve the creek condition and the condition of the park area.

Mr. Coleman, 3589 Kalyk Avenue, Burnaby appeared before Council advising that, as an original resident who worked with Discovery Park to create the existing Community Plan for this site, he is extremely disappointed that what they had thought they had achieved is being thrown away. The speaker concluded that Council is not taking their concerns seriously.

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.#03-33, Bylaw No. 11681 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JORDAN

"THAT this Public Hearing do now recess."

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:00 p.m.

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR JOHNSTON

"THAT the Public Hearing do now reconvene."

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:10 p.m. with Councillor Rankin absent.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 8, 2004" - BYLAW NO. 11682

Rez. #03-75

6736 Southpoint Drive

Lot 1, D.L. 171, Group 1, NWD Plan BCP3514

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with "Attachment A" Development Guidelines prepared by City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to permit establishment of development guidelines for future development (subject to a specific amendment rezoning) of the site.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez.#03-75, Bylaw No. 11682.

Lucas Malinowski, 7495 Sandborne Avenue. Burnaby appeared before Council advising that his residence looks over the subject site and he has concerns about the proposed application. The speaker noted that the gas traps and drainage proposed for the site are health concerns for residential development of the site. The speaker suggested that there is probably enough existing and proposed residential development for this area and that this site might be better suited for park use. The speaker pointed out, with an elementary school proposed for an adjacent property, a residential complex so close by may not be best for the safety of children. Mr. Malinowski also expressed concerns about increased noise, traffic, pollution that would be associated with the subject development. The speaker concluded by reiterating his suggestion of park use for the subject property.

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.#03-75, Bylaw No. 11682 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 9, 2004" - BYLAW NO. 11683

Rez. #03-70

4575 Pender Street

Lot 72, D.L. 122, Group 1, NWD Plan 53220

From: P8 Parking District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to permit subdivision of the site into two properties and the construction of two new single-family dwellings.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez.#03-70, Bylaw No. 11683.

Two letters, dated February 12<sup>th</sup> and 16<sup>th</sup>, were received from Sharon Mortimer, President, Alpha Enterprises, 430 Beddis Road, Salt Spring Island, BC advising that as the owners of 4556 and 4600 Hastings Street they are opposed to this proposed rezoning and the related application Rez #03-76. The writer is concerned about the impact of a loss of parking spaces and suggests the City purchase 4575 Pender Street and maintain all current parking space.

The writer notes in the second letter that their property is zoned C7 Drive-in Restaurant District and a reduction of vehicle parking will seriously restrict their opportunity to attract a new tenant. Lastly, the writer notes the creation of an additional residential lot is short sighted and could affect future redevelopment of the Hasting Street Area Village character.

Greg Soucie, Grass Ridge Consulting, appeared on behalf of the applicant, Carlo Melo, who was also present to provide support for the subject application. The speaker advised that until recently the subject site has been used to provide parking for an adjacent property, a former McDonald's restaurant which has relocated, and the parking lot use is no longer required. Mr. Soucie advised he has spoken with representatives of the Heights Association who have no objection to the application and to two Block Watch captains who canvassed neighbours and they found no objections. In conclusion, the speaker, suggested that since McDonald's have seven years remaining on the lease for the adjacent property, a change in use would be best to redevelop the site.

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.#03-70, Bylaw No. 11683 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 10, 2004" - BYLAW NO. 11684

Rez. #03-76

4581 Pender Street

Lots 20 & 21, Blk 9, D.L. 122, Group 1, NWD Plan 1308

From: P8 Parking District

To: CD Comprehensive Development District (based on P8 Parking District and in accordance with the development plan entitled "City Parking Lot - 4581 Pender Street" prepared by the City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to permit modifications to the layout of the City-owned parking lot.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-76, Bylaw No. 11684.

The letters and comments from Alpha Enterprises, noted previously in relation to Rez #03-70, Bylaw #11683, are also submitted to Council in regard to 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.#03-76, Bylaw No. 11684 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 11, 2004" - BYLAW NO. 11685

Rez. #03-66

7325 MacPherson Avenue

Lot 86, Parcel "A" (Ref. Pl. NWP87560), D.L. 98, Group 1, NWD Plan 40572

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and in accordance with the development plan entitled "Attachment A Development Guidelines" prepared by the City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to permit establishment of development guidelines for future development (subject to a specific amendment rezoning) of the site.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez.#03-66, Bylaw No. 11685.

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.#03-66, Bylaw No. 11685 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 12, 2004" - BYLAW NO. 11686

Rez. #03-59

8088 Glenwood Drive, Ptns. of 8038;8168 Glenwood Drive

Lot 3, D.L. 155, Group 1, NWD Plan BCP4738, Ptn. of Lots 1 and 5, Group 1, NWD  
Plan BCP4738

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 M2 General  
Industrial District, M5 Light Industrial District and Glenwood Industrial Estate  
Concept Plan and in accordance with the development plan entitled "New  
Building for Iron Mountain" prepared by CTA Design Group)

The purpose of the proposed zoning bylaw amendment is to permit the development of a  
records storage facility.

The Advisory Planning Commission advised Council that following its consideration of  
this rezoning application, a decision was reached to SUPPORT Rez.#03-59, Bylaw No.  
11686.

Warren Robinson, 1530 N. Walnut Street, LeFavre, California, rezoning applicant,  
appeared before members of Council advising he was available to answer any questions  
Council may have regarding the 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.#03-59, Bylaw No. 11686 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 13, 2004" - BYLAW NO. 11687

Rez. #03-56

Ptn. of 8038 Glenwood Drive

Portion of Lot 1, D.L. 155, Group 1, NWD Plan BCP4738

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 M2 General Industrial District, M5 Light Industrial District and Glenwood Industrial Estate Concept Plan and in accordance with the development plan entitled "A-1 Window Manufacturing Ltd." prepared by CEI Architecture Planning Interiors)

The purpose of the proposed zoning bylaw amendment is to permit the development of a light industrial facility.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez.#03-56, Bylaw No. 11687.

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.#03-56, Bylaw No. 11687 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 14, 2004" - BYLAW NO. 11688

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to amend the lot area requirements for private schools.

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. 11688.

A letter dated January 24, 2004 was received from Patricia Bingham, 474 E. 10<sup>th</sup> Avenue, New Westminster, BC advising that she lives 30 meters from St. Michael's Elementary School in Burnaby and is concerned what impact the potentially increased enrolment for this school will have on traffic in the neighbourhood. The writer suggests that Burnaby look at creating access to this site from the rear of the property to ease traffic congestion on Tenth Avenue and Holmes Street. Increased enrolment will certainly result in increased traffic congestions if this bylaw is passed concludes the writer.

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. 11688 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR JOHNSTON:

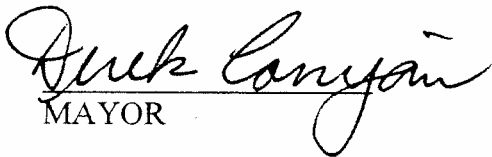
"THAT this Public Hearing (Zoning) do now adjourn."


CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:33 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER  
OPERATIONS