

2004 March 23

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2004 March 23 at 7:30 p.m.

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

ABSENT: Councillor D. Evans

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

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 16, 2004" - BYLAW NO. 11702

Rez. #04-06

4250 Marine Drive - located between Marine Drive & Marine Way and Patterson and Sussex Avenues.

Parcel "A" (Reference Plan 7878), District Lot 164, Group 1, NWD and Lot 24, District Lot 164, Group 1, NWD Plan 29518

From: P6 Regional Institutional District and M3 Heavy Industrial District

To: CD Comprehensive Development District (based on M5 Light Industrial, B1 Business Centre, RM1 Multiple Family Residential, C1 Neighbourhood Commercial, and P3 Park and Public Use Districts and the plan entitled "*New Haven Land Use Framework Plan*" prepared by the City of Burnaby dated 2004 February 10 as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit future development of the New Haven property in accordance with guidelines of the *New Haven Land Use Framework Plan* as adopted by Council.

A letter dated March 23, 2004 was received from Diana Hall, 4115 Yale Street, Burnaby expressing opposition to the subject rezoning application and corresponding Community Plan Amendment Bylaw. The writer indicates she is concerned about the loss of farmland to development pressures and the development of higher density residential use in an area that is remove from public transit and which appears to contradict policy statement contained in Burnaby Official Community Plan. The writer concludes by urging Council to protect this area for its highest and best use – agriculture.

Jack Sekhon, 4287 Marine Drive, Burnaby appeared before Council seeking clarification about what the next steps will be until completion of the redevelopment process and an explanation of what the proposed C1 and P3 components will include.

** Councillor Rankin arrived at the Public Hearing at 7:40 p.m.

In response to a request from Council, Mr. J.S. Belhouse, Director Planning and Building responded that if Council chose to advance the OCP Amendment and the subject rezoning application through all its subsequent readings and to final adoption then the owner or developer of each of the development sites would have to submit a specific rezoning application for that proposal. With regard to the proposed C1 District use, Mr. Belhouse explained this component was added following the public input process, because area residents and businesses had requested the addition of some small commercial outlets to serve the needs of employees and local residents. The P3 District use is for the park designation of the small wooded area on the site.

John Butterworth, 4108 Winnifred Street, Burnaby appeared before members of Council to provide comment on the subject application. The speaker noted that there are a number of different zoning designations contained within the application, especially for the northerly portion of the site, with the south portion primarily being zoned for business park uses.

In reviewing the City's development plan reports since the 1960's and 70's, the speaker noted that the original intention for all property north of Marine Way was for residential, park and agricultural uses with an intention to prevent industrial encroachment into these lands. These lands were to be a buffer zone between Marine Way and the south slope community and were primarily agricultural until the City purchased and developed the land for the Riverway Sports Complex. Mr. Butterworth views this development as industrial encroachment into the south slope neighbourhood and is concerned others lands north of Marine Way will also be zoned industrial. He urged Council to decline the rezoning of the industrial portion of the property so as to stop the encroachment of industry into the south slope area. He sees this application as just the wedge in the door.

The speaker questioned why the GVRD and neighbouring municipalities were not contacted with regard to the OCP amendment as that had been the process used for the Byrne Road/ Marine Way development.

Mr. Butterworth questioned the OCP and Public Hearing processes and raised the following points: only one property included in the rezoning when he feels two should have been shown; what are advertising requirements; what other levels of government need to be consulted; why the rezoning application and OCP amendment are being considered at the same time; when did the City first talk to the developer because public consultation didn't start until 2003; when comments sheet were sent out to those who participated in second Open House, why was there no mention of public hearing; why such poor signage advising of public hearing; why is City of Burnaby initiating the rezoning application and not the owner of the property; what is involved in the exchange for Burnaby receiving title to the forest area and when does the City receive title and why are condos being promoted instead of single lot development; why is the industrial component larger in the last draft plan than in earlier plans; can Burnaby ask the developer to allow Habitat for Humanity to develop some of the site or give them a portion of the property that Burnaby is to receive; Burnaby Parks need to come up with a strategic plan for Riverway Sports Complex; can a private individual own P6 property.

In conclusion, Mr. Butterworth advised he is opposed to the plan and the rezoning and he would like to see the property designated agricultural and placed in the Agricultural Land Reserve. The City needs to take an agricultural and wildlife assessment of the site and there should be an Open House, preferably on the property itself.

His Worship, Mayor Corrigan assured the speaker that staff complied with the Local Government Act with regard to the legal requirements when processing both the zoning bylaw amendment and the OCP amendment through to Public Hearing. The comment sheets sent out people following the Open House were to respond to those people who desired expanded consultation on this matter.

In response to other issues raised, Mr. Belhouse, Director Planning and Building advised of the following: staff reviewed the OCP amendment within objectives of the Big Bend Area Plan that had been adopted, in terms of the specific objectives laid out for development of those properties in relation to other lands in the Big Bend, and in their opinion they conform to the existing guidelines in the Big Bend Plan and the OCP – this is a local area based plan, which involved the local community and on that basis they felt it was not necessary to inform the GVRD; with regard to gaining title of the forest area – the City will receive ownership of the park designated portion, when the owner comes in for subdivision because there will be a consolidation of those two lots required at the time of development; with the amount of land involved, Mr. Belhouse noted that 25% of the site is designated for open space, some proposed road closures will go into City ownership and the actual park site area on Site C is 6.9 acres.

David Hollingsworth, 8620 Gilley Avenue, Burnaby appeared before Council members advising that he would prefer to see at least two acres of the subject site be added to the Riverway Sports Complex. The speaker noted that the proposed plan will result in increased traffic generated by new residents and employees of the new industrial park and this traffic will affect neighbouring streets, particularly Gilley Avenue.

Al Peterson, 6719 Silver Avenue, Burnaby appeared before members of Council advising that he had not been aware of the proposed development and public hearing until just recently. The speaker noted, generally, Burnaby has done a good job of developing the City in a responsible manner, but he is concerned about this particular piece of property. Mr. Peterson suggested that the significant increase in traffic to this site will have a negative impact on traffic flow. The speaker also suggested that, by opening up this area to industrial development, a precedent will be established that could prompt other property owners in the area to request industrial zoning for their properties. Mr. Peterson concluded it would be better if this site were to be used for agricultural purposes and designated a Agricultural Land Reserve property.

Jack Sekhon, 4287 Marine Drive again appeared before members of Council in support of the proposed change as the development plan has been transparent, fair and comprehensive. The speaker noted the issues of traffic counts, traffic safety and the concerns of area residents have already been adequately addressed through the Open Houses that were held. Although he doesn't like it, he endorses the plan and feels the City should move on with it.

Richard Acton, 4222 Winnifred Street, Burnaby appeared before Council members to express concern with regard to the impact the removal of trees from this site will have on neighbouring properties. The speaker noted that there has already been a significant number of trees removed in the area which has resulted in increased noise from Marine Way being carried up to the homes of area residents. This plan will further increase the noise level. Mr. Acton also questioned whether allowing the industrial development on this site, will signal other properties between Marine Way and Marine Drive to eventually be zoned industrial.

In response to a request from Council, Mr. J.S. Belhouse, Director Planning and Building provided a brief overview of the existing Big Bend development plan. Mr. Belhouse advised that, under the Plan, there a 200 foot strip of land south of Marine Drive which permits single family residential development; generally behind that is an agricultural or institutional zone to Marine Way with the exception of west of Greenall Avenue which is designated industrial, an industrial strip around Byrne Road and an A2 small lot designation on the eastern portion. This particular property is a special circumstance, as it was zoned P6, it could have been developed in accordance with that zoning because of the Provincial ownership of the property; however, there has been a change in ownership. The City took on the task of changing the designation, and that consideration included: there is no provision for residential uses south of the 200 feet and the designation of the industrial land was looked at in the broad sense of the objectives of the Big Bend Plan and the ultimate uses that were permitted in line with the P6. Council has solidly made the point in all discussions and in all materials that this not a precedent for opening up any of the other lands either east or west for similar use. This is the message given to the development community in responding to inquiries for the past 20 years; that it is imbedded in the Big Bend Development Plan with no intent of changing.

Grant Rampton, 5585 Eleanor Street, Burnaby appeared before members of Council to express concern about the application in relation to the growth in population in the area. The speaker noted this growth has put stress on local sports facilities and he would like to see more of the land dedicated to playing fields. Multi-family housing in this area would be a mistake, suggested Mr. Rampton, because of the lack of transit and other services to the area. He also suggested noise from increased traffic is a concern as is the impact of additional paved parking on the overall temperature in the area.

Lastly, Mr. Rampton suggested there should be regulation of the appearance of industrial buildings, such as attractive building architecture and landscaping to make them an acceptable view for those residents looking at them.

Laurel Zerb, 7959 Suncrest Drive, Burnaby appeared before Council advising that, because there is a lack of hockey facilities in south Burnaby, this site would be a good expansion of Riverway Park facilities.

Wayne Allen, 6472 Marine Drive, Burnaby appeared before members of Council to express his concern regarding the subject application. Mr. Allen noted that it is unusual to have a site of this size, in an urban environment, which could be available for agricultural uses. The speaker informed Council that, considering our knowledge about the importance of maintaining sustainable communities, a strong effort should be made to retail this site for agricultural purposes.

Shawn Wade, 6010 10th Avenue, Burnaby appeared before Council members to express concern about designating this land with an unsympathetic, significant industrial option when it is located next to sensitive agricultural land. The speaker suggested many residents of the community do not consider it a good idea to place an industrial use next to a residential community and that such development will place further stress and pressure on the existing agricultural use of neighbouring lands. Residents want some guarantee that this development will not signal further designation of agricultural lands for industrial uses and they want active, constructive inclusion in planning for development of the community.

Mr. Wade also expressed concern regarding the impact traffic will have residential streets, especially in light of proposed development of property further east of the subject site. Lastly, Mr. Wade requested clarification regarding status of the heritage buildings on the subject property.

In response to Mr. Wade's inquiry regarding the heritage features of the property, His Worship Mayor Corrigan advised that, in cooperation with the developer, the City plans to preserve certain heritage elements of the site, the main house building in particular.

Billy Der, 7968 Edson Avenue, Burnaby appeared before members of Council to seek clarification about the recent change in ownership of the subject site and what are the options of the owner under the current P6 zoning.

** Councillor Calendino retired from the Public Hearing at 8:35 p.m.

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Mr. J. Belhouse, Director Planning and Building advised that when the former owners of the property, the Province of BC, made it known they were planning to dispose of this property the City of Burnaby started a process by which to determine what the appropriate zoning should be for the site in terms of the long term goals of the City. The City was approximately halfway through its process in establishing a community plan for the site when the property was sold to the current owner. The current P6 designation would allow uses such as educational facilities, hospitals and other similar, large public uses.

** Councillor Calendino returned to the Public Hearing at 8:40 p.m.

Mayor Corrigan, further noted that, prior to this sale, Burnaby had attempted to purchase the land from the Province, however, they were unsuccessful as the purchase price was too high. The owner has taken over from the Province in working with the City in putting a plan into effect that would make the land more viable economically.

** Councillor Johnston retired from the Public Hearing at 8:41 p.m.

Sheila Hawkins owner of 7307 McKay Avenue, Burnaby appeared before Council members to express concern with regard to the subject application because she feels the neighbourhood needs a better quality of life, not more industrial and retail space. The speaker is concerned that green space and parkland in this area is disappearing and she would prefer this property be used for park space.

** Councillor Johnston returned to the Public Hearing at 8:43 p.m.

Mary Hawkins, 4552 Clinton Street, Burnaby appeared before Council advising that as a long time resident of this area she is opposed to uses that will destroy the land. The speaker noted that placing fill on site will destroy its agricultural value as well as destroying its beauty. Ms. Hawkins concluded the site should be left for agricultural purposes.

John Butterworth, 4108 Winnifred Street, Burnaby again appeared before Council to question what Burnaby's purpose was in attempting to purchase the subject site, was it for industrial use or community purposes such as a park?

Mr. J. Belhouse, Director Planning & Building advised the City looked at a number of different options for the land because they were considering what would be the best use of the property for the citizens of Burnaby.

Mr. Butterworth inquired whether the City has approached the new owners of the property to offer to purchase all or a portion of the site or even negotiate an exchange for other designated industrial land in the City.

Mr. Belhouse noted the City has not taken any further action with regard to purchasing the property.

Lastly, Mr. Butterworth inquired whether there was any plan to extend the pedestrian walkway from Patterson Avenue to the Riverway Sports Complex. The speaker noted there does not appear to be any provision in the plan for an east-west connection, nor any provision for a bike path from Patterson Avenue.

Mr. Belhouse advised that the Urban Trail planned for this site is a north-south connection, because the creek on the west side of the property prevents the widening of the existing east-west path. The east-west connection will be a narrow pedestrian trail and the wider bike/urban trail will come from the north and run south.

Billy Der, 7968 Edson Avenue, Burnaby again came before Council seeking clarification about which provincial department the City attempted to negotiate purchase of the property.

His Worship, Mayor Corrigan advised that BC Buildings Corporation are the division responsible for all provincial property holdings.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Rez.#04-06, Bylaw No. 11702 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY OFFICIAL COMMUNITY PLAN
AMENDMENT 2004, BYLAW NO. 11699

The purpose of the proposed bylaw is to amend the Burnaby Official Community Plan to include a Land Use Framework Plan for the New Haven property.

A letter, noted previously in relation to Rez #04-06, Bylaw No. 11702, was received from Diana Hall, 4115 Yale Street, Burnaby and the concerns expressed in that letter also apply to the subject Burnaby Official Community Plan Amendment 2004

John Butterworth, 4108 Winnifred Street, Burnaby appeared before members of Council to inquire whether is was standard procedure for the City to consult with the GVRD prior to making changes to its Official Community Plan.

His Worship, Mayor Corrigan advised, as staff had noted previously, the proposed amendment is within the framework of the existing overall area plan for Burnaby and therefore it is not necessary to inform the GVRD. Mayor Corrigan requested staff provide Mr. Butterworth with the legal requirements for notification with regard to a Public Hearing for a community plan amendment.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Burnaby Official Community Plan, Bylaw No. 11699 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR REDMAN
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing do now recess."

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:04 p.m.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

"THAT this Public Hearing do now reconvene."

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:15 p.m. with Councillor Evans and Dhaliwal absent.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 17, 2004" - BYLAW NO. 11703

Rez. #02-54

4025/41/57/75/85/93 Norfolk Avenue - located on the north side of Norfolk Street,
between Gilmore Avenue and Broadview Park

Lots East ½ 7, West ½ 7, 8, 9, 10 & 11, Blk. 38, D.L. 69, Group 1, NWD 1321

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family
Residential District and Community Plan Eight as Guidelines, and in accordance
with the development plan entitled "Norfolk Terrace" prepared by Creekside
Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a
38 unit stacked townhouse project with underground parking.

** Councillor Dhaliwal returned to the Public Hearing at 9:16 p.m.

A memorandum was received from the Director Planning and Building responding to an inquiry made by Council regarding storm water management. The memo reads as follows:

“On 2004 March 8, Council received the Public Hearing report for Rezoning Reference #02-54. At that time, a question was raised about storm water management on the site, in particular, how the storm water connection to Spring Brook located within Broadview Park will be connected and whether sediment ponds will be used.

As part of the servicing requirements for this site, a storm water management plan will be prepared in consultation with the Engineering and Parks Departments and the applicant's engineers. Substantial on-site drainage provision will likely include on-site detention and the rebuilding of Norfolk Street abutting this site with appropriate storm water drainage. Spring Brook is a Class “C” stream and is not fish accessible. While a storm water management plan has not yet been prepared, staff are of the opinion that drainage through the park, will also be improved through channelization of a number of informal drainage channels.”

Ken Falk, Creekside Architects, appeared before Council advising that as the architect for the subject application he was available to answer questions from Council.

Luis Goddyn, 3891 Norfolk Street, Burnaby appeared before members of Council to express concern regarding this application especially with regard to access to Broadview Park. The speaker noted sole access to the Park on the east side is from Norfolk Street and, as it is used heavily by area residents, it is important the access not be compromised. Schou Education Centre also use Norfolk to access their property. Cyclists traversing the park also face difficulties as the Norfolk access is steep and entails conflicts with pedestrians using the tennis courts and vehicles accessing Schou and now this new development. The lane behind the development was recently gated and locked; however after area residents raised concerns the developer has agreed to retrofit with a gate bypass. This lane access is the best way for cyclists to access the park cycle trail; further degradation of the park must not result from this development and its resulting traffic.

Parking is also a point of concern in this area because cars from the surrounding community use Norfolk to park and in the summer months Norfolk becomes plugged because, the tennis courts, park and Schou Centre all draw large numbers of vehicles and there is no alternative parking. The speaker suggested consideration be given to increasing the parking for the proposed development as there is certainly no room to park on the street.

Traffic is also a problem for this area and an increase in residents making the legal turn from Gilmore Avenue southbound onto Canada Way eastbound suggests that a signal and crosswalk should be considered. Pedestrians wanting to cross Canada Way (a significant number of residents attend the Ismaili Centre across the street) face challenges and upgrades to Gilmore Avenue and the crossing should be looked into.

In conclusion, the speaker requested Council consider these issues before approving a development that will increase traffic, parking and pedestrians in what is already a heavily congested area.

His Worship, Mayor Corrigan noted that the speaker has tied his concerns regarding traffic problems to this application and, while he understands this development may increase the problem, the overall concerns regarding traffic safety issues should be taken up with the Burnaby Traffic Safety Committee.

Mr. J. Belhouse, Director Planning and Building advised that park access should not be comprised because Norfolk Street will be an improved street with sidewalks and boulevard area so at least pedestrian access will be improved. With regard to the lane, staff will look at the issue in detail with the applicant in order not to worsen the situation.

In response to queries from Council; regarding re-grading of the Broadview Park trail connection Mr. Belhouse commented that when the street is reconstructed the trail will need to be re-graded in order to get back to a natural slope; and with regard to parking on Norfolk, Mr. Belhouse noted reconstruction will take place on both sides of Norfolk including some limited provision for parking.

Mr. Ken Folk, Creekside Architects, again appeared before Council on behalf of the applicant to advise that both Gilmore and Norfolk will be upgraded and access to the underground parking will off of Norfolk, not the rear lane.

Paul Woodhouse, appeared before Council members advising he is appearing on behalf of the owners and residents of Carleton Gardens Hospital, a seniors' care facility, located at 4125 Canada Way. The speaker noted that while he is not opposed to the subject application, traffic, noise and parking are serious concerns in this area. Mr. Woodhouse pointed out that not all the parking problems in this neighbourhood area associated with resident or users of the park or Schou Centre. The amount of traffic caused by increased density is a concern for the seniors in the area who cannot use the park because it is so dangerous to get there. Seniors in the facility also have difficulty accessing the Ismaili Centre across Canada Way and now find the only safe route is to go by taxi.

Charan Singh, 6590 Gilley Avenue, the rezoning applicant, appeared before members of Council advising that most of the parking problems is being caused by employees of an industrial business on the other side of Gilmore Avenue. The speaker suggested some effort needs to be made to enforce traffic safety in this area.

In response to an inquiry from Council regarding access to property west of Schou Centre which is often used for parking, Mr. Belhouse advised that he is not aware of how vehicles access the property.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

"THAT this Public Hearing relating to Rez.#02-54, Bylaw No. 11703 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 15, 2004" - BYLAW NO. 11693

Text Amendment

The purpose of the proposed text amendment is to amend the Burnaby Zoning Bylaw with respect to body rub salons.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 11693 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 18, 2004" - BYLAW NO. 11704

Rez. #03-55

Portion of 4800 Kingsway - located between Kingsway and Central Boulevard just west of Bonsor & Nelson Avenues.

Portion of Lot 1, D.L.'s 32, 152, & 153, Group 1, NWD Plan BCP6303

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

To: Amended CD Comprehensive Development District (based on C3 and C3a General Commercial District and in accordance with the development plan entitled "Metropolis at Metrotown Phase 2a" prepared by Stantec Architecture Ltd.)

The purpose of the proposed rezoning bylaw amendment is to permit adjustments to the exterior mall entrance and related outdoor plaza area and signs on the north side of the Metrotown Centre shopping mall facing Kingsway.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

"THAT this Public Hearing relating to Rez.#03-55, Bylaw No. 11704 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 19, 2004" - BYLAW NO. 11705

Rez. #03-27

7815 North Fraser Way - located southeast of the North Fraser Way / Tillicum Street intersection in the Burnaby Business Park

Lot 3, D.L. 166, Group 1, NWD Plan BCP 8603

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

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District Use and Density and Burnaby Business Park Concept Plan, and in accordance with the development plan entitled "Retro Windows" prepared by Andrew Territ Architect)

The purpose of the proposed zoning bylaw amendment is to permit the development of a window and door manufacturing facility.

A letter dated March 12, 2004 was received from Gilbert Tan, Manager Development, Madison Pacific Management Ltd., writing on behalf of the property owner of 7700 and 7800 Riverfront Gate expressing concern about the closure of a drainage channel north of their property. They are concerned drainage along the edge of the site may damage their fully developed sites.

A memorandum was received from the Director Planning and Building advised that upon receipt of the previously noted letter from Madison Pacific Development staff have contacted Anthem Properties, owners of the property being rezoned, and have received a response to the concerns.

A letter dated March 18, 2004 was received from Director, Development, Anthem Properties, 550 Burrard Street, Vancouver responding to a letter from Madison Pacific Management. The writer notes that the small amounts of ponding on Burnaby Business Park lands, adjacent to the Riverfront Gate sites, is a temporary condition related to pre-loading activities on Lots 2 and 3 of Burnaby Business Park. While the writer indicates they do not believe this condition is a threat to neighbouring properties they are in the process of designing and installing a temporary drainage channel that will handle the small amounts of accumulated water. They will continue to monitor the situation and invite their neighbour to contact them directly regarding any future concerns.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

"THAT this Public Hearing relating to Rez.#03-27, Bylaw No. 11705 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 20, 2004" - BYLAW NO. 11706

Rez. #03-57

5698 Trapp Avenue - located on the south side of Trapp Avenue between Meadow Avenue and Wiggins Street.

Lot 1, D.L. 155, Group 1, NWD Plan BCP 8172

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 Estates Concept Plan and in accordance with the development plan entitled "Snow-Cap Distribution Facility" prepared by Loewen Engineering Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a distribution warehouse for dry and refrigerated food products.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing relating to Rez.#03-57, Bylaw No. 11706 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 21, 2004" - BYLAW NO. 11707

Rez. #03-60

4162 Norland Avenue - located on the east side of Norland between Ledger Avenue and Canada Way

Lot 14, D.L. 79, Group 1, NWD Plan 2298

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From: CD Comprehensive Development District (based on P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on P1 Neighbourhood Institutional District and B1 Suburban Office and the Deer Lake Business Centre Community Plan guidelines, and in accordance with the development plan entitled "Sponges Preschool" prepared by Gerry Blonski Architect)

The purpose of the proposed zoning bylaw amendment is to permit a preschool and out-of-school child care facility within the existing building.

Vincent Wong, 5631 Cedarwood Street, Burnaby appeared before members of Council to point out an error in the staff report on this application. Mr. Wong noted that Section 4.2 of the report indicated that the main floor of the building is 6,000 sq. ft. when it is only 3,650 sq. ft.

Mr. J.S. Belhouse, Director of Planning and Building acknowledged the error in the report - it was showing the total square footage of the building when the correct first floor footage is 3,783 sq. ft.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing relating to Rez. #03-60, Bylaw No. 11707 be now terminated."

CARRIED UNANIMOUSLY

9. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 2004" - BYLAW NO. 11708

Rez. #04-01

5768 Trapp Avenue - located on the south side of Trapp Avenue, between Meadow Avenue and Wiggins Street.

Lot 2, D.L. 155, Group 1, NWD Plan BCP8172

From: CD Comprehensive Development District (based on M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and in accordance with the development plan entitled "Vanterra Inc. Burnaby Facility" prepared by Dominion Fairmile Construction Ltd.)

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

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR CALENDINO:

"THAT this Public Hearing relating to Rez. #04-01, Bylaw No. 11708 be now terminated."

CARRIED UNANIMOUSLY

10. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 23, 2004" - BYLAW NO. 11709

Rez. #04-02

Portion of 5351 Harbour View Road - located on the south side of Harbour View Road, between Grosvenor and Howard Avenues.

Portion of Plan 4953

From: P3 Park and Public Use District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District and P3 Park and Public Use District, and in accordance with the development plan entitled "City of Burnaby Scada Upgrade Project - Capitol Hill Repeater Tower" prepared by the City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to permit the installation of an antennae within Harbourview Park for an upgrade to Burnaby's water and sewer control system.

A memorandum was received from the Director Planning and Building which reads as follows:

"Appearing on tonight's Public Hearing agenda is the subject rezoning, which involves rezoning a small portion of Harbourview Park to permit the installation of an antennae within Harbourview Park for an upgrade to Burnaby's water and sewer control system. The Public Hearing report described the development proposal of consisting of two, two foot diameter parabolic (dish) antennae and three, 3 ft. by 1.5 ft. directional (plate) omni antennae on a 15 m (50 foot) high monopole.

The purpose of this memo is to advise Council that after receiving a clarification from the City's consultant, the development proposal will consist of only one, two foot diameter parabolic (dish) antennae and one 3 ft. by 1.5 ft. directional (plate) omni antennae on a 15 m (50 foot) high monopole.

No additional antennae are anticipated to be needed on this site."

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

"THAT this Public Hearing relating to Rez. #04-02, Bylaw No. 11709 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR JORDAN:

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

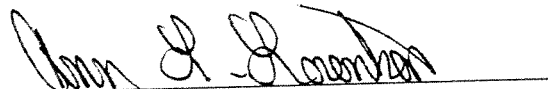
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:50 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER
OPERATIONS