

2005 February 22

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2005 February 22 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan  
Councillor S. Dhaliwal  
Councillor D. Evans  
Councillor C. Jordan  
Councillor D.N. Johnston  
Councillor L. Rankin  
Councillor C.M.H. Redman

ABSENT: Councillor P. Calendino  
Councillor N. Volkow

STAFF: Mr. Basil Luksun, Assistant Director Long Range Planning  
Mr. K. Ito, Assistant Director Current Planning  
Ms. Gloria McCaskie, Acting Administrative Officer Operations

The Public Hearing was called to order at 7:30 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 3, 2005" - BYLAW NO. 11868

Rez. #03-69

4709 - 4859 Lougheed Highway, 1950/60 Beta Avenue, 1975 - 1996 Alton Avenue, 1977 - 2002 Gamma Avenue, 4817 - 4857 Westglen Drive and 1967 Delta Avenue - located on the north side of the Lougheed Highway, between Delta and Beta Avenues

Lot 5 Except: Part Dedicated Road on Plan BCP301, Lot 6 Except: Part Dedicated Road on Plan BCP301, Lots 9 & 10 all of Blk. 74, D.L. 124, Grp 1, NWD Plan 1543; Lot 3 Except: The North 10 ft. and Lot 4 all of Blk 74, D.L.'s 122, 123 & 124, Grp 1, NWD Plan 1543; Lot "A" Except: Part Dedicated Road on Plan LMP46347 and Lot "B" Except: Firstly: Part Shown on Statutory ROW Plan 21113, Secondly: Part Dedicated Road on Plan LMP46347, all of D.L. 124, Grp 1, NWD Plan 10956; Lot 7 Except: Firstly: Part Now Road on Statutory ROW Plan 21113; Secondly: Part Now Road on Statutory ROW Plan 4957 and Lots 3, 4, 5, 6, 11, 12, 13 all of Blk. 75, D.L. 124, Grp 1, NWD Plan 1543; Lots 14, 15, 16, 17, 18 all of Blk. 76, D.L. 124, Grp 1, NWD Plan 1543; Lots 1 & 2, Lot 3 Except: Firstly: Part Now Road on Statutory ROW Plan 21113; Secondly: Part Now Road on Statutory ROW Plan 4957, Lot 4 Except: Firstly: Part on Statutory ROW Plan 21113; Secondly: Part on Statutory ROW Plan 4957 all of Blk 78, D.L. 124, Grp 1, NWD Plan 1543; Lot "A" Blk 78, D.L. 124, Grp 1, NWD LMP 35024; Lot "A", D.L. 124, Grp 1, NWD Plan 9935; Lot "A" Except: Part on Statutory ROW Plan 21113, D.L. 124, Grp 1, NWD Plan 13941; Lot "A", D.L. 124, Grp 1, NWD Plan 11881

From: R3 Residential District and C6 Gasoline Service Station District

To: CD Comprehensive Development District (based on RM3 and RM5 Multiple Family Residential District and Brentwood Town Centre Plan guidelines and in accordance with the development plan entitled "Brentwood Park" prepared by Howard Bingham Hill Architects).

The purpose of the proposed zoning bylaw amendment is to permit the development of six low-rise apartment buildings and one high-rise apartment tower.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #03-69, Bylaw No. 11868.

A letter was received from Mr. Joe Sulmona of 5504 Union Street, Burnaby, advising that although he sees the opportunity for contributing to OCP objectives for the Brentwood area, he has the following concerns:

1. The highly sloped terrain (exceeding 19% in some areas) provides serious challenges to achieving a proper development for this site.
2. The internal spine road bisecting the site that results in placing most of the lower density development facing directly on Lougheed Highway. Traffic levels can be expected to continue to rise, placing future residents of these townhomes at increasing stress from adjacent higher speed road traffic.
3. Another serious difficulty is the provision of two accesses to Lougheed Highway. The potential exists for high speed accidents arising from conflict with these access points as compared to encouraging more east-west movements to Delta and Beta with correspondingly lower speeds.
4. The speaker questioned if it was possible that the proposed development densities are simply excessive for these extreme slope conditions and accompanying access requirements. Less density will result in less traffic generation, which in turn may be accommodated on the east-west spine road.

In concluding, the speaker stated that based on the proposed placement of the townhouses and road design which increases the potential for high-speed accidents on Lougheed Highway he is unable to support this proposal in its current form.

A letter dated 2005 February 21 was received from the Chief Operations Officer of Woodland Investments, 601 - 1401 West Broadway, Vancouver advising that Woodland Investments are the owners of the adjacent property known as Dragonwood Industrial Park at 2350 Beta Avenue as well as 4756 and 4828 Lougheed Highway. There are concerns that the maps submitted to the public, are not representative of the actual planned development that is currently underway.

In regard to the requirements of any proposed development, appropriate drainage must be ensured, such that no damage to Dragonwood Industrial Park is caused by excess water to our site. In the staff report, Burnaby staff communicate on multiple occasions concerns regarding the slope and its effect upon drainage to other properties to the south of the proposed site.

The writer has been in contact many times and has spoken to individuals such as the municipal Supt. of Highways due to the damaging levels of water coming from the Polygon site at 2150 Beta Avenue.

The writer has submitted pictures of their site showing damage due to increased water levels along with correspondence to the City of Burnaby and to Polygon with regard to this matter. To this date, they advise that they have not received a response from the City of Burnaby.

An undated letter was received from five residents from 1955 and 1958 Woodway Place, advising that they are in agreement that the plan would benefit the area around Beta and Delta along with retaining the value of the area.

In response to the concerns expressed by Woodland Investments Ltd. relating to Sketch #2 not being representative of the Polygon development as approved by the City of Burnaby, Mr. Basil Luksun, Assistant Director Long Range Planning advised that the sketch did not reflect minor adjustments as directed by Council and that a corrected map would be distributed for the record.

Bryon Jang, 4802 Ridgelawn Drive, Burnaby appeared before Council members with a number of concerns regarding the development. The speaker outlined those concerns as follows:

1. Height of proposed tower is too high. Adjacent towers, five are at 16 storeys. Other towers in area to the west range to about 20 storeys. Trade-off for non-market housing is not great enough.
2. Diverting the alley: how will it affect the access for the residents at the end of the block? Will their property line extend to allow for access to the new diversion? How will it affect their and overall Ridgelawn property values and assessments with the loss of rear access? How will the one-way direction be maintained through the development? Will this affect garbage, yard-waste and recycling pickup routing?
3. How much increase in ambient lighting will there be in the night hours and where will it be located?
4. Moving wiring underground in the alley: who will pay for this and how and when will it happen? Who will consult with owners regarding methods and locations of placement and reconnection costs. How long will this inconvenience the Ridgelawn residents?
5. When will the neighbourhood be notified which trees are to remain and go? What sort of input as to the replacement size and species will be gathered? Some trees are over 20 metres in height.
6. Will the proposed closing of Delta for regrading take place at a different time as the proposed realignment of the Beta end of the alley so as to allow access for residents?
7. During any road/alley work, how will the municipal services to homes be maintained?
8. Have any engineering surveys been done to ensure the stability of the alley road bed and properties above the proposed development site; runoff, slumping?

9. Have there been or will there be any surveys on the impact of the local wildlife resident in the proposed development site?
10. Are the proposed means of dealing with stormwater runoff in accordance with the Brentwood ecological plan?

Basil Luksun, Assistant Director Long Range Planning advised that staff have been working with the developer for over a year. The speaker advised that the alley has the one-way system and the residents can use the alley as a two-way; the method of vehicle movement is intended to be maintained. The speaker advised that garbage collection will be maintained in the normal manner. In terms of lighting, because of the slope of the hill, all the low rise developments are below the tree level, so in terms of the houses above, there will not be a major impact. Relating to the landscaping, there will be reforestation in a two acre buffer area between the houses and the south side of the lane. There is a proposal to decrease the grades on Delta from Ridgelawn down to the access to the site. In terms of geotechnical work, a geotechnical consultant has been retained and all aspects of geotechnical stability will be undertaken. As far as stormwater management, the city has requested a stormwater management plan which will be approved by the Director Engineering. The undergrounding adjacent to the site including the southside of the road is proposed and will be undertaken at the developers expense.

Jackie Gill, 203 - 1859 Woodway Place appeared before Council members expressing views on the fact that the area is for family housing and there is no playground in the area. It is not appropriate that the children have to cross Delta and come to the playground that exists to the east. The other concern the speaker expressed was the buffer zone and is there plans to do something more with the area? On the east side it is a dumping ground for garbage and it would be nice to see the area as a park like setting. As a transit rider and pedestrian, the speaker expressed concerns for pedestrians crossing Delta and Beta, as to how well it is planned for pedestrians to cross these streets, especially with the steep hill on Beta, as the traffic continues to increase. Pedestrian traffic will increase in the area along the skytrain line.

Basil Luksun, Asst. Director Long Range Planning advised that there is no playground planned for the proposed development. There are three neighbourhood parks in the area, Delta/Halifax park, Springer Park and Brentwood Park and there is a park going in south of Lougheed Highway.

Fanny Chong, 4702 Ridgelawn Drive, Burnaby appeared before the Council members to advise that she enjoys the beautiful area she lives in but has a concern that the two storey building will block their view. The speaker advised that she lives at the corner and that there is a greenbelt for the other houses but 4712 and 4702 have no greenbelt. The speaker also felt that the area is going to be very busy. In relation to parks in the area, Ms. Chong advised that the parks that are in the area are not suitable or large enough for some sports. The speaker advised that there are not sufficient parks in the area to meet the population demand.

Laurie Richardson, 407 - 1945 Woodway Place, Burnaby appeared before Council members expressing concerns on how the City plans to deal with the increased traffic in the area. The traffic right now on the Lougheed Highway between Holdom, as far as Gilmore, is very heavy and two more entrances onto the Lougheed Highway due to this new development will congest the area even more. The speaker has an issue with the height of the high rise that is planned as it should be consistent with the other high rises in the area. Concerns were also expressed that with the increase in the population

in this area, there is no playground. The playground east of Woodway Place is too small and is already filled to capacity with children.

The speaker expressed concerns regarding the maintenance of the treed area. The area is a high pedestrian area which also attracts garbage in the area. The speaker questioned if there would be an improvement to the maintenance of the treed area. Brentwood Mall has no garbage receptacles at the entrances to the mall; garbage seems to spread from Brentwood Mall all the way down the lane through her property to the dwellings along Belmont Avenue. The speaker questioned the provision for visitor parking as vehicles are parking on her property. There are no 'No Parking' signs and no sidewalks to stop drivers from trespassing on her property. The fire lane in the area also becomes blocked with vehicles.

Basil Luksun, Asst. Director Long Range Planning advised that there will be 163 parking spaces provided in accordance with the bylaw.

Wallace Thornburn, 4712 Ridgelawn Drive, Burnaby appeared Council members to advise that the pedestrian traffic down the lane crossing east - west and over Beta is one of the busiest pedestrian crossings in Burnaby. There is a hill and it is difficult to see both ways. The speaker advised that the traffic on Beta is heavy during the day from the bottom of the hill right up to Ridgelawn and there is always eight or more cars trying to get out. There will be two lanes going down to allow a left turn onto Lougheed travelling east. Mr. Thornburn advised that cars travelling down Beta to Lougheed are intending to travel to Douglas, therefore are trying to merge into one lane. Garbage litters the laneway and the speaker advised that he spends many hours picking up the litter. Mr. Thornburn advised that the buildings are higher than he envisioned. As far as the trees are concerned, the area at the west end was originally planned for the open area but now it will be at the east end. The speaker displayed filters that he uses at the back of his home; each filter was black in colour displaying poor air quality. The speaker questioned if the barricade on Halifax would be removed to allow easier access in and out of the area while the construction is going on.

Basil Luksun, Assistant Director Long Range Planning advised that the laneway will be improved to be more like a 'mews' type setting making the area a pleasant area to walk through.

Mr. Thornburn advised that his house is the second one in and his driveway entrance is very awkward to drive into. The speaker advised that he has lived in his house for 50 years and he and his wife are the only original owners residing on the block.

John O'Donnell, of Ledingham McAllister Communities Ltd., 800 - 1199 West Hastings Street, Vancouver appeared before Council members to advise he and other representatives were available for questions from Council with regard to the rezoning application.

Kenji Ito, Assistant Director Current Planning advised that in regard to the underground wiring relating to the development, staff will be working with the developer. The requirement at this point in time in servicing is that the underground wiring is being done on a number of streets including the lane. Staff will be looking at the feasibility of underground wiring which will be addressed in the subdivision and servicing requirements.

In response to an inquiry from Council as to what are the proposed plans for the laneway, Mr. O'Donnell referred to a drawing as he outlined various upgrades for the laneway; being asphalt

upgrade, four foot pavers, benches, and lighting in lane. Instead of residents using the lane, there may be a walkway through the development. There will also be a dedicated waiting area for vehicles before entering the laneway.

In response to an inquiry from Council regarding the two end lots on Beta Avenue and whether the view will be blocked, Mr. O'Donnell advised that the buildings will be three stories, and that with trees being removed in that area it will provide a better view.

In response to an inquiry from Council regarding the fact that the area is for family housing, Mr. O'Donnell advised that there will be six townhouses at the east end and the apartments will be mainly one and two bedroom units.

In response to an inquiry from Council regarding the lane way and the congestion going south bound exiting from the mall and whether there should be some form of signalization and traffic island, Mr. O'Donnell advised that the pedestrian path has been relocated from the south side of the lane to the north side to encourage people to cross north of the heavy congestion. It was suggested that staff check with the Brentwood Mall when their plans are advanced to clarify what the plans are for the mall.

In response to an inquiry from Council relating to the spine road and an easement to stay open to the public, Mr. O'Donnell advised that a covenant will be registered with conditions before approval of the rezoning.

Jackie Gill, 203 - 1859 Woodway Place, Burnaby again appeared before Council members to advise that congestion is very bad in the area. Cars actually travel eastbound through the mall parking lot to get to Beta Avenue. There are a large number of families on the east side and more will continue to come. How are the children travelling to school from this area, going to come from the east side on Delta? There is no sidewalk in this area as well as the west side of Beta there is no sidewalk.

Fanny Chong, 4702 Ridgeway Drive, Burnaby appeared again before the Council members inquiring if more levels are going to be constructed from 4702 and 4712. The speaker also wished to convey her concerns as there is no green belt, no parking and the area is very noisy.

There were no further submissions received in connection with Rez. #03-69, Bylaw #11868.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #03-69, Bylaw #11868 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 4, 2005" - BYLAW NO. 11869

Rez. #04-38

4320, 4331 & 4431 Dominion Street and 4405 Norfolk Street - located on the north and south side of Dominion Street between Summer Avenue and Willingdon Avenue

Lot A Except: east 569.25 ft. and portions on Plan LMP32853, D.L. 70, Group 1, NWD Plan 9892, West Half of Lot 10 Except: Part on Plan 26625, East half of Lot 10 Except: Part on SRW Plan 26625, D.L. 70, Group 1, NWD Plan 3216, Lot 51, D.L. 70, Group 1, Plan 62993

From: CD Comprehensive Development District and CD Comprehensive Development District (C3d General Commercial District)

To: Amended CD Comprehensive Development District and CD Comprehensive Development District (C3, C3d and C3f General Commercial District, P8 Parking District, B2 Urban Office District and in accordance with the development plan entitled "Radisson Hotel/Casino – Burnaby" prepared by Hewitt Kwasnicky Architects Inc.; and the Comprehensive Sign Plan entitled "Gateway Casinos Radisson Villa Burnaby Redevelopment" prepared by Karo Design Vancouver)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new entertainment centre and refurbished hotel to include a relocated casino, restaurant, conference centre, sports bar, related liquor primary facilities and a comprehensive sign plan with two skysigns.

The Advisory Planning Commission wish to advise Council that following its consideration of the rezoning application, a decision was reached to SUPPORT Rez. #04-38, Bylaw #11869.

A letter was received from the Director of Gavin House Ltd., 4400 Dominion Street, Burnaby advising that there is no need for a big casino operation in the local area of Burnaby as there is too much in the way of parking, gambling and building for the local area.

There were no further submissions received in connection with Rez. #04-38, Bylaw #11869.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rez. #04-38 Bylaw #11869 now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 5, 2005" - BYLAW NO. 11870

Rez. #03-40

4789, 4805 & 4841 Kingsway, 6250 & 6278 McMurray Avenue, 6225 & 6243 Miller Avenue, 4802 Hazel Street - located between Kingsway and Hazel Street on the east and west side of McMurray Avenue

Lot 160, D.L. 32, Plan 52187; Parcel "A", D.L. 32, Plan 81422; Lot 156, D.L. 32, Plan 49215; Lot 5, Blk 7, D.L. 32, Plan 1229; Lot 3 Except: Firstly Parcel "A" (Exp. Pl. 8250), Secondly: The West 10 ft., D.L. 32, Plan 2278; Parcel "A" (Exp. Pl. 8250) of Lot 3 Except: West 10 ft., D.L. 32, Plan 2278; Lot 2, D.L. 32, Group 1, NWD Plan 81987, Lot 1, D.L. 32, Plan LMP6155

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District), P8 Parking District, C3 General Commercial District and R5 Residential District and CD Comprehensive Development District (based on C3 General Commercial District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District and Metrotown Development Plan as guidelines and in accordance with development plan entitled "Rezoning Application 4789 – 4800 Kingsway Development Rezoning amendment" prepared by Busby & Associates Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a mixed-use commercial/high-rise residential development on the two parcels on either side of McMurray Avenue north of Kingsway to be linked by a privately-funded publicly-accessible pedestrian overpass of McMurray Avenue.

The Advisory Planning Commission wish to advise Council that following its consideration of the rezoning application, a decision was reached to SUPPORT Rez.#03-40, Bylaw #11870.

There were no further submissions received in connection with Rez. #03-40, Bylaw #11870.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rez. #03-40 Bylaw #11870 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 12, 2005" - BYLAW NO. 11877

Rez.#05-01

7400 block 17<sup>th</sup> Avenue - located on southeast side of 17<sup>th</sup> Avenue between Humphries and Mary Avenue

Lots 1, 2, 5, 6, 7 & 8 all of Blk 38, D.L. 30, Grp 1, NWD Plan 3036; Lots 1 & 2 all of D.L. 30, Grp 1, NWD Plan 75710; Strata Lots 1 & 2, DL 30, Group 1, NWD Strata Plan NW1447 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

From: R5 and R9 Residential Districts

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to permit subdivision into lots with a minimum width of 30 feet for single family dwellings, and the development of two family dwellings on lots with a minimum width of 45 feet.



The Advisory Planning Commission wish to advise Council that following its consideration of the rezoning application, a decision was reached to SUPPORT Rez. #05-01, Bylaw #11877.

A letter was received from Rob Cross, 7614 17<sup>th</sup> Avenue Burnaby expressing his opposition to rezoning of the south side of 17<sup>th</sup> Avenue between Humphries Avenue and Mary Avenue. The writer expressed concerns with increased traffic, street parking and also the fact that as there are no such buildings in the area the building in question would seem out of place

B. Purewal, 7457 17<sup>th</sup> Avenue, Burnaby appeared before the Council members to express his concerns relating to the speed of traffic and on-street parking issues. The speaker advised that as there is no back lane, it causes serious parking violations in the neighbourhood. Drivers tend to park their vehicles in driveways of other residents. The speaker advised that the area is unsafe for children to play. There has been an increase in traffic accidents and it is very difficult for residents to have a clear sight line when maneuvering out of their driveways. The speaker also advised that 19<sup>th</sup> Avenue is too dangerous for children to walk to school. Humphries Street has no sidewalk so people have to walk in the middle of the road which is dangerous for children and seniors.

Harminder Panesar, 7453 17<sup>th</sup> Avenue, Burnaby appeared before the Council members to advise of the serious traffic concerns, the dangers for children playing and the lack of sidewalks in the area.

V. Servedio, 7468 17<sup>th</sup> Avenue, Burnaby appeared before the Council members to advise that he has lived on the block for 26 years. The speaker advised that he was very disappointed in how the petition was represented to the neighbourhood. When the petition was presented to him there were only three or four signatures with no letterhead to advise what the petition represented. Mr. Servedio conveyed that he would sign the petition only if it was for rezoning of the property in question.

The speaker agreed to this only because he was tired of looking at the untidy condition of the

property. He signed only on the condition that it was only the property in question not his or any other property in the area.

The speaker advised that he had received a letter advising of an Open House on 2004 December 28 notifying that R12 rezoning would take place for the whole block. The speaker requested that his name be removed from the petition. Mr. Servedio advised that he has a big house and it will look out of place due to the fact that the other houses across the street are on 44 foot lots. The two houses beside him are R9 and they are out of place; the duplexes will fit in better than smaller houses. There will be further problems with vehicle parking on the street. Vehicles park and block his driveway entrance into his garage. Better sidewalks and street lighting are required; as the children age, there will be more cars. It is very dangerous to try and get out of ones driveway as the view is obstructed with the number of cars parking on the road. Today there are many people living in single family residences. The speaker advised that he would like to leave the block the way it is, as he can deal with the problems that exist today but not in the future.

In concluding, the speaker requested Council take a serious look at the neighbourhood and requested again that his name be struck from the petition.

Placeta Holmes, 7485 16<sup>th</sup> Avenue, Burnaby appeared before Council members to advise that her property is 33x113 foot single family dwelling and inquired as to what impact the rezoning will have on her property.

Basil Luksun, Assistant Director Long Range Planning advised that there will be no impact to the speaker's property on 16<sup>th</sup> Avenue.

In concluding, the speaker advised that she is opposed to the rezoning.

In response to an inquiry from Council, Basil Luksun, Assistant Director Long Range Planning advised that all R12 rezonings are initiated by the community. There was a petition from 19 property owners on 17<sup>th</sup> Avenue and due to a majority a more extensive public consultation process proceeded.

Vince Servedio, 7468 17<sup>th</sup> Avenue, Burnaby again appeared before Council members advising that he thought the petition was only for one property, not the whole block or his house was also included. The speaker advised that the issues he has include, parking, illegal suites and vehicles obstructing his driveway.

Andrew Jackson, 7473 17<sup>th</sup> Avenue, Burnaby appeared before Council members to advise that he is in opposition to the rezoning.

Peter Stewart, 7494 17<sup>th</sup> Avenue, Burnaby appeared before Council members to advise that regardless of the rezoning to R9 or R12, parking is still going to be an issue. There are still going to be two driveways even if it is a duplex or two separate houses.

Lucy Moniz, 7465 17<sup>th</sup> Avenue, Burnaby appeared before Council members to advise that she is in opposition to the rezoning. The speaker is opposed due to the issue of parking in the area. Ms. Moniz has called the city on several occasions regarding parking violations and also to request "Residential Only" parking signs. If the parking was not an issue she would be in favour of the rezoning.

Kathleen Lewis, 7443 17<sup>th</sup> Avenue, Burnaby appeared before the Council members expressing her opposition to the rezoning. The speaker advised that her reason for opposing the rezoning is due to the major parking issue. The speaker has concerns relating to the safety of children and the number of pets on the street. Garbage collection is an issue due to the fact that there is no lane access and the waste collection takes place on 17<sup>th</sup> Avenue. The speaker advised that she frequently picks up garbage from the street.

There were no further submissions received in connection with Rez. #05-01, Bylaw No. 11877.

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rez. #05-01, Bylaw #11877 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR EVANS:

“THAT the Public Hearing do now recess.”

CARRIED UNANIMOUSLY

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

MOVED BY COUNCILLOR JOHNSON:  
SECONDED BY COUNCILLOR JORDAN:

“THAT the Public Hearing do now reconvene”

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:05 p.m.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 6, 2005" - BYLAW NO. 11871

Rez. #04-70

4700 Kingsway (Units #E12 and #E5) - located at the north end of Metropolis within the Metrotown primary core

Parcel 3 Except: Firstly: Airspace Parcel 1, Pl 79744, Secondly: Airspace Parcel 2, Pl 87288, Group 1, NWD Plan 79648

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

To: Amended CD Comprehensive Development District (based on C3, C3a, C3c General Commercial District, P2 Administration and Assembly District and Metrotown Development Plan and in accordance with the development plan entitled “Relocation of Amusement Arcade” prepared by Ivanhoe Cambridge)

The purpose of the proposed zoning bylaw amendment is to permit the establishment of an amusement arcade within a tenant space in Metropolis and the deletion of the C3s designation, permitting an amusement arcade in the tenant space formerly occupied by Playdium.

The Advisory Planning Commission wish to advise Council that following its consideration of the rezoning application, a decision was reached to SUPPORT Rez.#04-70, Bylaw #11871

There were no further submission received in connection with Rez. #04-70, Bylaw No. 11871.

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #04-70, Bylaw #11871 be now terminated.”

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 7, 2005" - BYLAW NO. 11872

Rez. #04-72

3139 Smith Avenue - located on the southwest corner of Dominion Street and Smith Avenue  
Strata Lots 1 to 10, D.L. 69, Group 1, NWD Strata Plan BCS1027

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential  
District)

To: Amended CD Comprehensive Development District (based on RM3 Multiple Family  
Residential District and Community Plan Eight guidelines and in accordance with the  
development plan entitled “Proposed Parking Amendment” prepared by Centaur  
Designs Ltd.).

The purpose of the proposed zoning bylaw amendment is to permit an amendment to the  
parking provisions of this project.

The Advisory Planning Commission wish to advise Council that following its consideration of the  
rezoning application, a decision was reached to SUPPORT Rez.#04-72, Bylaw #11872

There were no further submissions relating to Rez. #04-72, Bylaw No. 11872.

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #04-72, Bylaw #11872 be now terminated.”

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 8, 2005" - BYLAW NO. 11873

Rez. #04-74

9191 University Crescent - located on the south side of University Crescent adjacent to the  
neighbourhood park

Lot 11, D.L. 211, Group 1, NWD Plan BCP3161

From: P11e SFU Neighbourhood District

To: CD Comprehensive Development District (based on RM4 Multiple Family Residential District and SFU Community Plan guidelines and in accordance with the development plan entitled "SFU – Lot 11" prepared by Gomberoff Bell Lyon Architects Group Inc.)

The purpose of the proposed zoning bylaw amendment is to permit proposed variations in building siting, parking provision, and one-bedroom unit size.

The Advisory Planning Commission wish to advise Council that following its consideration of the rezoning application, a decision was reached to SUPPORT Rez. #04-74, Bylaw No. 11873.

Heather Tremain, Van City, 510-815 West Hastings Street, Vancouver appeared before the Council members to respond to any questions from Council with respect to the rezoning application.

Ms. Tremain advised that there is a tree covenant for a section of trees on the west side of the site. It was suggested that the tree covenant be removed with a proposal for relaxation of the protected area during construction.

Chris Hartmann, SFU Community Trust, 8888 University Way, Burnaby appeared before Council members to respond to any questions from Council with respect to the rezoning application.

Jihie Farris, 904 - 9288 University Cres. Burnaby appeared before Council members to express his approval for the development as long as everything is consistent with the plans.

There were no further submissions relating to Rez. #04-74, Bylaw No. 11873.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rez. #04-74, Bylaw #11873 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 9, 2005" - BYLAW NO. 11874

Rez. #04-75

4355 Mathissi Place - located on the east side of Mathissi Place, and the west side of Willingdon Avenue

Lot 1, D.L. 72, Group 1, NWD Plan 84820

From: CD Comprehensive Development District (based on M5 Light Industrial District, M8 Advanced Technology Research District, P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District, M8 Advanced Technology Research District, P2 Administration and Assembly District, P6 Regional Institutional District and Discovery Place Community Plan guidelines and in accordance with the development plan entitled "T.I. for I.G.G. – All Nations Institute" prepared by Centroproject Consulting Inc.)

The purpose of the proposed zoning bylaw amendment is to permit an internal change of use to allow for on-site post secondary instruction.

The Advisory Planning Commission wish to advise Council that following its consideration of the rezoning application, a decision was reached to SUPPORT Rez.#04-75, Bylaw No. 11874.

There were no further submissions received in connection with Rez.#04-75, Bylaw No. 11874.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rez. #04-75, Bylaw #11874 be now terminated."

CARRIED UNANIMOUSLY

9. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 10, 2005" - BYLAW NO. 11875

Rez. #04-58

Ptn. of 8398 North Fraser Way - located within the Phase II easterly portion of the Burnaby Business Park

Ptn. of Lot 5 Except: Part Subdivided by Plan BCP8603, D.L.'s 155C, 166 & 167, NWD Plan LMP39018

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 "Stylus" prepared by The Beedie Group)

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

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez.#04-71, Bylaw No. 11876.

There were no further submissions relating Rez. #04-58, Bylaw No. 11875.

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #04-58, Bylaw #11875 be now terminated.”

CARRIED UNANIMOUSLY

10. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 11, 2005" - BYLAW NO. 11876

Rez. #04-71

Ptn. of 8398 North Fraser Way - located within the Phase II easterly portion of the Burnaby Business Park

Ptn. of Lot 5, Except: Part Subdivided by Plan 8603, D.L.'s 155C, 166 & 167, Group 1, NWD Plan LMP39018

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 “Proposed New Warehouse Facility” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit construction of a warehouse building with associated manufacturing and office space.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez.#04-71, Bylaw No. 11876.

There were no further submissions received in connection with Rez. #04-71, Bylaw No. 11876.

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #04-71, Bylaw #11876 be now terminated.”

CARRIED UNANIMOUSLY

*\*\*Councillor Rankin retired from the Public Hearing at 9:12 p.m. and did not return to the Public Hearing.\*\**

ADJOURNMENT

MOVED BY COUNCILLOR EVANS:  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:15 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
A/ADMINISTRATIVE OFFICER OPERATIONS