

PUBLIC HEARING

2005 March 22

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

PRESENT: Mayor D.R. 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 and Building
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. 16, 2004" - BYLAW NO. 11887

Rez. #04-10

5782 Marine Way and 7625 Meadow Avenue – located on the north and south side of Marine Way east of Byrne Road

Parcel D, D.L. 155B, Group 1, NWD Plan 85194 and Lot B Except: Part Highway Plan 68848, D.L.'s 155B, 155C, Group 1, NWD Plan 18857

From: M2 General Industrial District, M5 Light Industrial District and A1 Agricultural District

To: CD Comprehensive Development District (based on the C2 Community Commercial District, and the Byrne Road and Marine Way Commercial Precinct Development plan guidelines, and in accordance with the development plan entitled "Marine Way Centre" prepared by The Abbarch Partnership Architects for Anthem Properties)

The purpose of the proposed zoning bylaw amendment is to permit the development of a specialized retail centre in accordance with the adopted Byrne Road and Marine Way Commercial Precinct Development Plan.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #04-10, Bylaw 11887.

A **letter** was received from Tony Fabian, 5288 Hardwick Street, Burnaby, B.C. expressing his opposition to the development proposal at Byrne Road and Marine Way of a shopping type mall which includes “big box” stores. The writer quotes numerous articles from literature regarding the detriments of urban sprawl. The writer asks how this project will serve or benefit most of the citizens of Burnaby. The writer hopes that Burnaby City Council gives further consideration and reviews the benefits and merits before approving such future developments in Burnaby.

A **letter** was received from the President of Burnaby Business Park, Suite 300, Bentall 5, 550 Burrard Street, Vancouver. The writer advises that with the growth and prosperity in the Big Bend, the availability of goods and services, which are not presently available, will be vital to the success of the business park. The writer expressed support of the application and is confident that Marine Way Centre will be a welcome addition to the Big Bend area and Burnaby in general.

A **letter** was received from the Director, Real Estate and Property Development, Best Buy/Future Shop, Division of Best Buy Canada Ltd., 8800 Glenlyon Parkway, Burnaby. The writer is in support of the rezoning and with the corporate head offices at Glenlyon Business Park, this new centre will address service needs for employees as well as providing additional retail choices to the community.

A **letter** was received from the President, 5600 Thorne Limited Partnership, Bentall 5, 550 Burrard Street, Suite 300, Vancouver, B.C. advising that they are the developers of Riverbend Industrial Park, which is a 20-acre business park located on Riverbend Drive in the Big Bend. As the development nears completion, the availability of goods and services will be essential to the success of the investors who have purchased land, constructed buildings and who are operating companies at Riverbend, as well as addressing the well being of employees. In closing, the writer confirmed support for this application and expressed confidence that Marine Way Centre will be a meaningful addition to the commercial precinct and the Big Bend.

A **letter** was received from AVP Real Estate, Winners/Home Sense, 6715 Airport Road, Mississauga, Ontario advising that Winners Merchant’s International will be opening a store this fall in Metrotown Shopping Centre in addition to continuing to operate the location in Brentwood Mall. There are plans for the opening of a Marine Way Centre in 2006. Extensive experience in large urban markets not only in Canada, but throughout North America clearly demonstrate that large regional malls such as Metrotown service a market very differently than convenient strip centres such as the proposed site on Marine Way.

Additionally, current customer analysis demonstrates that Brentwood Town Centre is only servicing a small portion of the market, where the addition of Metrotown and Marine Way stores will not only allow better service to the Burnaby market, but will capture portions of New Westminster and Vancouver markets, which are currently under serviced.

A **letter** was received from Manager, Real Estate, Overwaitea Food Group, 19855-92A Avenue, Langley, B.C. in support of the rezoning. Save on Foods has been working closely with Westbank Projects for a number of years on the development on the south side of Marine Way. Along with this proposed specialized retail development, it is expected that an appropriate range of services will be provided to meet the needs of businesses and employees of the Big Bend Development.

A **letter** was received from the Vice President, Western Canada, Canadian Tire Real Estate Limited, #207 – 1135 – 64 Avenue, S.E. Calgary, Alberta advising that Canadian Tire is working to secure a location within the Big Bend area and specifically at the Westbank projects development on the south

side of Marine Way at Byrne Road and wished to express support for the Anthem Development. The site is intended to serve the more local geographic area, including the emerging business parks, as the “Neighbourhood Retail Centre”. However, the success of the Neighbourhood Retail Centre will be greatly strengthened with the development of Anthem’s proposed “specialty, large format retail centre.

A letter was received from the Senior Vice-President, Acquisition and Leasing PCI Development Corp. acting on behalf of and agents for Big Bend Equities Inc., development managers of Glenwood Industrial Estates which is an 80-acre business park located near the intersection of Marine Way and North Fraser Way in the Big Bend. The letter advises of strong support for the application as it will provide retail services that are presently lacking in the Big Bend area.

A letter was received from the President, Coal Island Ltd., 55 Rogers St., Vancouver, B.C. advising that Coal Island and Carlton Contractors Ltd. are the owners of the property at the north corner of Marine Way and Byrne Road and east of the Meadowland Peat property. The writer advises of support for the overall plan for the area.

A letter was received from John Butterworth, 4108 Winnifred Street, Burnaby, B.C. requesting that an open house be held before the public hearing. The writer requested that the rezoning be put on the city’s web site for easy access. The writer questioned that the capacity of Marine Way will be increased to three lanes in each direction. Will this increased width be from Boundary Road all the way to the Queensborough bridge? The intersection that is planned for Marine Way, two blocks east of Byrne Road is a surprise and the writer can foresee this intersection causing all sorts of problems with the flow of traffic on Marine Way, and drew attention that there is also a signal light planned for Nelson and Marine Way. The writer questioned if all the authorities have been notified of the changes being implemented. The writer also questioned if all the 28.5 acres are in the ALR. The speaker stated that if he was designing this project the north dogleg of the property would be preserved as farm land to conform with the neighbouring farm properties, therefore reducing the pressure to rezone at a later date. In concluding the writer advised that the project will not work without a legal agreement for the access road to Byrne Road.

A letter was received from Bruce Watson, 5672 Keith Street, Burnaby, B.C. expressing the following concerns: traffic flow and questioned if the necessary road structures will be in place prior to the development opening. The writer advised that the Byrne Road and Marine Way area requires improvement as there are many accidents at this location.

A letter was received from Westbank Properties Corp. advising that they are in support of the rezoning bylaw in accordance with the Marine Way Commercial Precinct Development. Westbank on behalf of Marine Promenade Properties agree that the development of the Marine Way – Byrne Road corridor will provide the necessary required mix of tenants and services to provide and create a vibrant sustainable community.

A letter was received from L. Rydall, 6136 – 10th Avenue, Burnaby, B.C. expressing his opposition to the proposed Big Box Retail Development. The writer advised that Metrotown, Highgate, Rona and many other stores are within minutes of homes and to use this valuable land for another Big Box retailer would be regrettable. The only people who will benefit are the developers and the City, gaining more tax dollars, none of which makes its way for improvements to the neighbourhood, i.e. better lighting, better policing, sidewalks, speed humps and sewers. The writer expressed his opposition to the proposed massive big box retail development – there is no need for the development along with the 24 hr. traffic volumes, pollution and crime.

A **letter** was received from Frank Mesich, 6088 – 12th Avenue, Burnaby, B.C. expressing his opposition to the rezoning. The writer feels that the plan ignores the unique nature of the area. Development and change on the Big Bend bog manifests itself in visible evidence of water displacement and pooling around the developments, shifting roadways and the isolation of the wildlife in controlled areas within the economic zone. The infrastructure to support the developments must be researched, purchased, installed, and maintained to control the water displacement, road maintenance, and the environment in order to make it a viable economic zone.

The unique nature of the Big Bend bog area is being changed by development and is being given a character that is consistent with other communities. The plan does not consider the social and economic benefits of the residents or give any reason to believe it is an approach that keeps Burnaby beautiful and resident and business friendly.

A **letter** was received from Diana Hall, 4115 Yale Street, Burnaby, B.C. advising of her opposition to the rezoning. The writer advised that Burnaby should not be encouraging development that is not easily accessible except by private automobile; to do so encourages traffic congestion. As Burnaby has been the beneficiary of significant public investment in rapid transit, it has a regional responsibility to direct development into areas that can be accessed by a variety of transportation modes. These objectives are expressed in the Official Community Plan and should be priorities in the development process.

The writer provided comment that Burnaby's agricultural land base should be protected. Although Burnaby's farm land is small, its gross farm receipts per unit area are the highest of any municipality in the Greater Vancouver Regional District. Clearly, it is land use that is worth protecting. Agriculture is a net benefit and a wealth generator that produces primary products with long term community benefits, such as employment and other economic spin-offs. The protection of farm land also assists in meeting complementary goals of growth management through establishing urban growth boundaries and creating more compact communities. These benefits, important components of a more sustainable future, are realized through improved air quality, and reduced traffic congestion.

By their very nature, commercial developments are population serving, and do not generate wealth in their own right. Employment or tax revenues that are created from new commercial development will correspond to a loss of market share, reduced property values, and a reduction in the property tax revenues in commercial developments elsewhere. Nearby commercial areas, and the neighbourhoods they serve, will suffer as their customer base becomes eroded, and they become less viable.

The writer stated that it is disappointing to allow the distinctive neighbourhoods and pedestrian oriented commercial areas – such as the one along the Edmonds corridor – to decline in favour of large retail chains and automobile focussed development. The writer urges Council to vote against this rezoning proposal.

A **letter** was received from the Provincial Agriculture Land Commission, 133 – 4940 Canada Way, Burnaby, B.C. advising that this letter will confirm that the previous information pertaining to the Commission's position is current and accurate.

A **letter** was received from Rachel Forbes, #27 – 5988 Hastings Street, Burnaby, B.C. advising that no part of the proposed development at this site can be considered an asset to the City of Burnaby, its citizens or its businesses and therefore doesn't support the rezoning application.

Specifically, the writer finds a number of inherent and chronic problems with the development proposal:

1. The rezoning requires that the Agricultural Land Commission exclude properties for the provincial land reserve. British Columbia's and particularly the Lower Mainland's valuable farmland has been a victim of irresponsible development for a number of years, and this project represents another senseless eradication of an important economic, ecological and cultural resource.
2. The development contravenes the principles of "Smart Growth" and of Burnaby's already established regional town centres established under the Livable Region Strategic Plan. Areas such as Metrotown, and developing centres like Lougheed and Brentwood, where retail and commercial outlets are appropriately clustered around public transit stations and high population densities, will be adversely affected by the placement of this big box retail centre.
3. None of the multinational corporations who have expressed interest in establishing a business at this centre offer anything unique to Burnaby. They contribute to sprawl, congestion, car dependence, and will help make Burnaby an increasingly less distinctive place to live and work. Because they have no connection to the local or provincial economy, they offer little but minimum wage jobs to citizens and property taxes to City Council. Conversely, according to an analysis by the Institute for Local Self-Reliance conducted in September 2003 (www.newrules.org), three times as much money stays in the local economy when you buy goods and services from locally owned businesses instead of large chain stores.
4. The siting of this centre does not make efficient use of the City's infrastructure and public services. Council is familiar with the anticipated traffic volumes in this precinct, as well as the potential problems with increased stormwater runoff with the increase in impermeable surfaces.
5. The proposed so-called specialized retail centre is in accordance with the adopted Byrne Road and Marine Way Commercial Precinct Development Plan.
6. Some members of Council have been noted in local media as supporting the project because big box retail should be located in this type of area, not in residential neighbourhoods or in town centres. The writer argues that big box retail does not belong in any area, as it is an irresponsible and detrimental form of development that causes myriad negative effects for local businesses, local ecology, and for a community's sense of place and character.

In concluding, the writer stated that Anthem Properties' mission is to "Create Real Estate that Works". This real estate, which Anthem claims will "form the nucleus of one of the largest concentrations of non-enclosed retail space in B.C. in coming years" is nothing to be proud of. This real estate does not and will not work to the benefit of citizens, established Burnaby businesses, nor the environment.

A letter was received from Shawn Wade, President and Chair Burnaby Flatlands/Big Bend Neighbourhood Preservation Association, 6010 – 10th Avenue, Burnaby, B.C. expressing opposition to the placing of Big Box retail adjacent to environmentally sensitive farm-lands. Concerns expressed were that the proposed development is too big for the area, traffic concerns in an already overcrowded area, and the development will make the South Slope a less safe place, picturesque and desirable place to live.

Many South Slope main roads will become feeder roads for the new development. Rumble, Royal Oak, Patterson, Marine Drive, and even Clinton Avenue will all see vast increases of traffic due to the fact that people coming from the Metrotown area or other parts of Burnaby will use these South Slope roads to connect with South Point Drive, Marine Way and the other roads leading into this development.

As the main roads of the South Slope become more congested, drivers will turn to using the quieter residential streets either to avoid the main roads or as shortcuts to get to the development. The lights from the development will be on 24 hours, and this will spoil the sight lines which many South Slope residents enjoy. These factors will erode the quality of life on the South Slope, making it a less desirable place to live.

The south slope is not the only place which will see a vast increase in traffic and congestion. The community is threatened with excessive traffic from two sources, cars rat-running through the community to avoid the development, and cars using our area to avoid accidents and congestion on Marine Way.

Currently, when there are serious accidents on Marine Way, Marine Drive, especially at rush hour, the traffic is bumper to bumper, with Willard acting as a spill over artery for easterly flowing traffic. Neither street was designed for such heavy traffic, nor for the size of some of the SUVs and other vehicles which travel the roads today.

When one considers that there are deep ditches on part of Willard Street, and very narrow shoulders on the road, should there be a close call between a pedestrian and a large SUV, either the pedestrian or the vehicle could end up in the ditch (to say nothing of what can happen in icy conditions).

For these reasons, it is requested that Council vote against the proposal or table the proposal until a review of traffic conditions and concerns of the local population can be properly considered and addressed.

Traffic Management Strategies – The community is very threatened by this development. To preserve the community, minimize the effects of the development upon it, and to preserve the safety and sanity of its members, the following measures are proposed.

Speed Bumps – we would like to see speed bumps placed upon 10th Avenue, 12th Avenue, Meadow Avenue, and 14th Avenue. Since this proposed development will immediately lead to the traffic congestion problems alluded to earlier, the community would like the traffic problems addressed at the outset.

Road Closure or Blockage – in the interest of maintaining certain roads for merely local uses, or eliminating rat-running all together, it is proposed that Meadow Avenue be closed at Byrne Road, or designated for local use only. In the alternative, so that cars can gain access to the businesses, allotment gardens and school, located on Meadow Ave., a round-about or lane blockage (street closure) could occur at the confluence of Meadow Avenue and 12th Avenue. This would likely do more than anything else to end rat-running through the neighbourhood.

These are some much needed traffic management strategies, which the community needs to see enacted to preserve itself in the face of this massive development.

The writer noted that if Council does vote against this plan, then there should be a commitment from Council that the community will receive the traffic management strategies it needs to survive, and which it truly deserves.

Garry Fawley, Senior Vice President, Anthem Properties, 300 – 500 Burrard Street, Vancouver, B.C. appeared before Council members to respond to any questions from Council with respect to the rezoning application.

Glen Sergius, 6088 12th Avenue, Burnaby, B.C. appeared before Council members to advise he does understand why people from other cities would be providing their support for the development in the Big Bend area. People from the area have very little positive to say about the development. The speaker wished to thank City Council for listening to the concerns of the neighbourhood. Most of the neighbours are not in attendance this evening as they do not feel that any change will be forthcoming. The speaker advised that Anthem Properties are professionals and the neighbourhood cannot compete with this kind of marketing; the neighbourhood does not have the funds to compete. The speaker stressed that the neighbourhood is not against development in the area; they do not want retail stores located on the northside of Marine Way. Retail should be located on the south side. The neighbourhood does not want the crime, pollution, and the 1300 car parking lot.

In concluding, the speaker recognized that Council has made minor changes but the speaker feels that these changes have not made any impact at all. The neighbourhood has no sidewalks or sewers; there is no positive impact for the residents in that area. The speaker asked that Council not approve this development.

Tom White, 6106 9th Avenue, Burnaby, B.C. appeared before Council members in opposition to the rezoning. The speaker expressed concerns regarding an increase in traffic and how the extra light along Marine Way will slow the traffic down causing an increase in pollution along with more crime. The speaker advised that there are cars that park on both sides of 9th Avenue and with no sidewalks it causes a dangerous situation. The grade level of the development is higher than the natural grade. Concrete sound barriers are located there but due to the natural grade of the land, noise will travel up the hill from Marine Way. Car lights from Marine Way affect the neighbours pleasure of enjoying their backyards.

In concluding, the speaker advised that the neighbourhood is not benefiting from the development. If the development proceeds, the speaker feels that it will be impossible to turn left from Meadow Avenue onto to Byrne Road. The speaker expressed concerns for the loss of the habitat in the area.

Ross Hepburn, 6056 Keith Street, Burnaby, B.C. appeared before Council members advising of his opposition to the rezoning. At Gilley and Marine Way there will be a long wait to drive through the intersection; changes will increase traffic flow and cause grid lock, as are now evident in the North Road corridor, Stewardson Way and the Langley Bypass.

Gary Begin, #106 – 4270 Grange Street, Burnaby, B.C. appeared before Council members advising that four years ago when the development was before Council, the speaker was against the proposal. The speaker supported a neighbourhood strip mall going in on the south side and was proposing that along the north side, business development parks continue to develop. The speaker advised that business parks are clean, well presented and they do not provide the same kind of traffic that the shopping centre and the big box stores would provide. The speaker asked why not leave the mini-box stores in the towncentres such as Office Depots, Canadian Tire, Staples. Local residents have expressed concerns

regarding traffic. North/South collector roads are only two lane roads which will bring more and more traffic to Marine Way. The development will bring an increase in traffic to the residential streets in the neighbourhood. Marine Drive is not finished curb to curb and vehicles are lined up now on Marine Drive. The development will draw thousands of part time workers. There should be an agreement that staff must be able to leave their cars on the parking lot, and not be forced to park in the neighbourhood and fill up the side streets. Usually staff are not allowed to park their cars in the parking lot during holiday periods.

In concluding, Mr. Begin stressed that Metrotown attracts thousands of people from many areas and questioned if the streets are prepared to take the volume and traffic from the Metrotown area.

Allan Cazes, 4555 Carson Street, Burnaby, B.C. appeared before Council members to advise that he bought his home in 1971 and the area has changed significantly since that time. The speaker commented that along Marine Drive going east, the parkway in that area is at the most 50 ft. wide. The small area where the picnic area is located near Byrne Road and Fraser Foreshore Park is about 200 ft. from the River to the roadway.

In concluding, the speaker feels that there is less and less wilderness available for the enjoyment of the public. There are too many shopping centres in Burnaby now but not enough places to play. Marine Way and the River are disappearing. There is a beautiful river running through our city; we need more than a 200 ft. strip.

Gilleen Birt, 8218 Brynlor Drive, Burnaby, B.C. appeared before Council members to advise that she feels that with the Big Box project, Burnaby Planning has departed from effective planning and has given into developers desires for profit. The rezoning of land to a more expensive use is a very easy way to profit on land. The result will be the paving over of a large area of urban rural land, with the eventual expansions to cover much of that area with industrial shopping development. Those people now living there will be driven out by increasing property values and taxes which result from more land speculation on future rezonings. The Byrne Creek will be exposed to possible pollution from car and parking lot run-off. This project is not needed to serve Burnaby and it will place major shopping in a non-central location. Some of the businesses developing in the area would be better suited for the Metrotown area. Many shoppers will have to travel down Gilley which is an inadequate and very dangerous road in winter conditions.

Fred Halderson, 6533 Walker Avenue, Burnaby, B.C. appeared before Council members to address the storm water management plan which will be in place during development.

The Director Planning and Building advised that it is a requirement of the rezoning that there is a storm water management plan in place both during and after construction.

Fred Holme, 7549 Willard Street, Burnaby, B.C. appeared before Council members expressing concerns about the drainage plan.

The Director Planning and Building advised that there will be Storm Water Management Plan in place where the drainage will be treated on site and taken over to Byrne Creek side of the property. There will be a net decrease in the amount of flow to the Willard Street area.

John Butterworth, 4108 Winnifred St. Burnaby, B.C. appeared before Council members to advise that he felt this evening's public hearing is just a sales pitch. There should have been an open house and it is

now a waste of time to go through design work. The speaker questioned the height of the buildings from Meadow Avenue and how high is one storey?

The Director Planning and Building advised that the height of the buildings is about 20 ft. There is an articulation which adds additional height at the end of the buildings which is a relatively a small portion, which will be about 2½ and 3 m above Meadow Avenue.

Mr. Butterworth referred to the comment that Marine Way was going to have a flow through intersection. The speaker questioned what has changed since last year? Has there been consideration for a design that will work without the intersection?

The speaker also questioned why three lanes on Marine Way? The city is against the freeway widening, and yet the widening of Marine Way is a good idea. Two lanes are coming from New Westminster and two lanes going into Vancouver; now where is the extra traffic going to go during construction. The speaker assumes it is coming down Gilley, Royal Oak, Nelson, Sussex and Patterson through the residential streets and Marine Drive. Marine Way was designed as a minimum intersection; people are going to drive from Richmond to Maple Ridge. Has the GVRD been consulted? Mr. Butterworth feels that there should be a legal written agreement with the owner of the property to allow access on Byrne Road.

In concluding, the speaker suggested that 9 acres be returned to A1 Zone and left as farmland. The speaker advised that he would like to see a landscaping encroachment from the industrial park into the neighbouring agriculture land to the west on Meadow Avenue and a bumper strip of city owned park land approximately 50 ft. wide.

Councillor Dhaliwal retired from the Public Hearing at 8:38 p.m.

In concluding, Mr. Butterworth advised that he wanted no hamburger restaurants and no intersections. The speaker requested that traffic counts be undertaken at Nelson, Royal Oak and Gilley.

Councillor Dhaliwal returned to the meeting at 8:42 p.m. and took his place at the Public Hearing table.

In response to an inquiry from Council regarding the relationship with the ALR, and the fact that the land was to be rehabilitated, the Director Planning and Building advised this land has been part of the ALR since 1988. The Land Commission Act 2002 by order provides an exemption. The only reason the city has not proceeded with taking property out of the ALR at this point is because of the rezoning.

Shawn Wade, 6010 10th Avenue, Burnaby representing the Burnaby Flatlands/Big Bend Neighbourhood Preservation Association appeared before Council members to advise that this development was proposed for the south side of Marine Way. Big Box is destination type shopping; this area is not suitable for this type of retail. Mr. Wade expressed concerns regarding increase in traffic, excessive speeds and rat-running through the neighbourhood. There are now three traffic lights in less than a mile. Byrne Road and Marine Way to Willard encompasses heavy traffic congestion. The speaker expressed concerns regarding the lack of appropriate sidewalks for the neighbourhood. The roads require widening and the condition is deplorable as there are potholes and ditches along the neighbouring streets.

In concluding, Mr. Wade requested that speed bumps be installed on 10th, 12th and Meadow Avenue and that Meadow Avenue and Byrne Road be closed for local traffic only. It was suggested that 10th and

12th Avenue be blocked off and a roundabout or blockage be installed. The speaker also requested that sound fencing be extended along Marine Way to Thorne just past 10th and Marine Way. Since this would be a community benefit, it was suggested that Council request the developer to donate the sound fencing as part of the development. The speaker suggested that the landscape area be located 2 to 3 m back to the south.

In response to an inquiry from Council regarding the location of the speed bumps, and if they would be near Kenneth Gordon School, Mr. Wade responded that Kenneth Gordon School is nearby and there is a large amount of traffic that uses that area.

In response to an inquiry from Council as to the membership of the Burnaby Flatlands, Mr. Wade responded that they have 60 members and the organization was established in the fall of 2000.

In response to an inquiry from Council relating to the closing off of Meadow Avenue at Byrne Road, Mr. Wade confirmed that it is suggested that Meadow Avenue to Byrne Road be closed off and failing that, speed bumps be installed along Meadow Avenue, 10th, 12th and Willard.

Geraldine Woodridge, 202 Blackman, New Westminster, B.C. appeared before the Council members to advise that she hears the traffic noise all the time. New Westminster collaborated with Burnaby to flow traffic to Marine Way. The speaker advised that Big Box retail should not be near residential or towncentres. The Province pays big tax dollars to have the ALR preserve agricultural land for the future. In conclusion, the speaker stated that she supports the ALR and wants to prevent Big Box developments and wishes to keep Marine Way traffic flowing.

There were no further submissions received regarding Rez. #04/10, Bylaw No. 11887

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR DHALIWAL:

“THAT this Public Hearing relating to Rez. #04-10, Bylaw #11887 be now terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT the Public Hearing do now recess.”

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:16 p.m.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT the Public Hearing do now reconvene.”

CARRIED UNANIMOUSLY

The meeting reconvened at 9:22 p.m.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 17, 2004" - BYLAW NO. 11888

Text Amendment

The purpose of the proposed text amendments is to amend the Burnaby Zoning Bylaw in order to clarify certain aspects of the bylaw, make minor amendments in support of existing practices and Council policies, as well as other minor regulatory changes.

The Advisory Planning Commission advised Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT Bylaw 11888.

There were no further submissions received regarding this rezoning application.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to the Text Amendment, Bylaw #11888 be now terminated.”

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 15, 2004" - BYLAW NO. 11884

Text Amendment

The purpose of the proposed text amendment is to amend the Burnaby Zoning Bylaw in order to establish streamside protection and enhancement areas.

The Advisory Planning Commission advised Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT Bylaw 11884.

There were no further submissions received regarding this rezoning application.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to the Text Amendment Bylaw #11884 be now terminated.”

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 2004" - BYLAW NO. 11883

Text Amendment

The purpose of the proposed text amendment is to amend the Burnaby Zoning Bylaw as it pertains to private liquor stores.

The Advisory Planning Commission advised Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT Bylaw 11883.

A letter was received from the Mayor of Williams Lake advising that Mr. Fred Hamel was Williams Lake entrepreneur of the year in 1992. Mr. Hamel operated a pub and liquor store from 1989 to 2003 in Williams Lake called the Laughing Loon Pub and always ran a clean and respectable operation. In the 14 year history of the operation of the Laughing Loon Pub, there was never anything but responsible service. As a matter of fact they won many civic awards for excellence.

Carlos Brito, owner, Oliver Twist Pub, 7555 Edmonds Street, Burnaby, B.C. appeared before the Council members to obtain clarification on the text amendment. The speaker advised that he understands what Council is trying to do to change the zoning to reflect the difference between government and private liquor stores. Mr. Brito advised that he is in favor of the rezoning but expressed serious concerns for the future, where it may not be possible for private liquor stores to relocate because the criteria cannot be met – it is very difficult to find an area that is 500 m from parks, playground, community centres, and schools. With this in mind, owners will not be undertaking the costs for renovating.

Roger Gibson, 780 Beatty Street, Vancouver, B.C. appeared before Council members stating that he has worked in the government and private liquor store business for many years. Private liquor stores are run like 7-11 stores and the government stores are run like the Safeway stores. The speaker feels that everyone should be treated equally; government liquor stores should have the same guidelines as private liquor stores, hours of operation should be the same. The speaker wanted to remind everyone that private liquor stores also provide cold products.

In concluding, the speaker emphasized that the rules for government liquor stores should be the same as for private liquor stores.

John Kettleworth, 5665 Kingsway, Burnaby, B.C. appeared before the Council members advising that he does not see why Council is trying to separate both categories of liquor stores; it should be one category.

Cindy Burton, 71 – 9000 Ashgrove Crescent, Burnaby, B.C. appeared before Council members representing the owner, Mr. Kooner, Hop N Vine Pub at 9-1601 Burnwood Dr. Burnaby. Mr. Kooner has owned the pub for 10 years and advises that he is in support of the rezoning.

Mr. Kooner wants to reduce the size of the Hop & Vine liquor store in Greystone Mall on Burnwood Drive. His employees have had to deal with break-ins, 2 drive throughs, a robbery and numerous thefts. A Wall of Shame exists in his Cold Beer & Wine store where there are photos from the security camera of people stealing bottles of liquor from the store.

The owner would like to continue carrying specialty wines to his Northeast Burnaby customers. Before BC wines gained world-renowned recognition, Mr. Kooner's liquor store carried a superior selection of wines, creating a large, loyal customer base for his boutique retail liquor outlet.

In October 2004 Mr. Kooner obtained pre-clearance approval for an LRS at 6722 East Hastings and Mr. Kooner applied and then withdrew his rezoning application to the City for that site. Feedback from City Hall indicated that other development concepts were more suitable; the LRS remains active.

Mr. Kooner is considering submitting applications to relocate his LRS to the Kensington Mall area and reducing his square footage at Greystone Mall. Not only does he want to reduce his exposure to the risks associated with crime, but also the bus service ends early on Burnwood Drive and a more accessible location would better serve his employees.

Mr. Kooner agrees with the City's proposed policy that municipalities should have the right to control where liquor outlets are located and that all new private liquor stores should go through a rezoning process regardless of the previous tenant's zoning. Government liquor stores are known entities. Private liquor stores are not. It is prudent and within the public interest that municipalities ensure a higher level of control and confidence in locating private liquor stores.

Mr. Kooner fears that without municipal control, and if left to pure market forces, liquor stores could go anywhere including places that negatively impact the community's social structure. Mr. Kooner also believes that public and private liquor stores can work together to secure their respective markets and that public liquor stores have a positive impact on private liquor store pricing.

The speaker commends Burnaby City Council's prevention of LRS holders from other jurisdictions to supersede Burnaby businesses thereby flooding the market and negatively impacting the Burnaby businesses.

Mr. Kooner agrees that there is a need for municipal controls for locating and operating private liquor stores. The definitional change proposed is reasonable. He also agrees with proposed locational and operational criteria, particularly the stipulation for a minimum of two employees being present at all times.

John Teti, 4430 West 2nd Avenue, Vancouver, B.C. appeared before Council members advising that he does not want to see private liquor stores on all corners. The speaker has a concern about the 500 m restriction, no private liquor stores would qualify and he feels the guidelines are too rigid. Regarding size, Mr. Teti stated that there should always be provision for parking and off street loading which would cause the least impact on the community.

Carlos Brito, Owner, Oliver Twist Pub, 7555 Edmonds St., Burnaby, B.C. again appeared before the Council members regarding hours of operation. If the hours of the private liquor stores were the same hours as the government liquor stores, the private liquor stores sales volume would drop significantly and before long would be out of business. In concluding, Mr. Brito does not want to see the hours of private liquor stores curtailed.

In response to an inquiry from Council, regarding the hours of beer and wine stores and pubs, Mr. Brito advised that the beer and wine stores are open from 9am – 11pm; pubs are open 11 am to midnight.

Nicholas Hughes, Lawyer, McCarthy Tetrault, 1300 - 777 Dunsmuir St, Vancouver, B.C. appeared before Council members representing the Liquor Barn Management BC Ltd.

Mr. Hughes requested that the letter from the Liquor Barn be read out under this section.

The Mayor requested that the letter from the Liquor Barn be brought forward from Rez. 05-02f. The letter was included in the Minutes at this point in time.

A letter was received from the Liquor Barn Management BC Ltd., #152, 5004-98 Avenue, Edmonton, Alberta advising that they are in the business of developing and operating liquor retail stores. They advise that they are in the process of opening two liquor retail stores in Burnaby one at 6502 East Hastings and one at #16-4429 Kingsway. It is felt that the operation of the two liquor stores as legal non-conforming uses, are possible given the prior use of the two locations. However to avoid future conflicts, it is requested that the proposed bylaw be amended to include the proposed stores as legal non-conforming uses similar to the status proposed for the North Burnaby Inn. Such an amendment would be appropriate given the steps we have taken in reliance on the existing zoning for our two liquor store sites. In concluding, the writer outlines the following:

The Liquor Barn representatives relied on Burnaby to give accurate information and to proceed in accordance with its Bylaws. The city has improperly refused to process the business licence applications. Substantial costs have been incurred and the owner is in jeopardy of losing the value of his businesses. The city should treat these liquor stores just as it intends to treat the North Burnaby Inn. It is expected to shortly hold all permits required to operate other than the business licences which we have applied for but which the City has improperly processed.

In response from an inquiry from Council as to what the date was that they met with staff, Mr. Hughes responded it was July 2004 and again on Sept. 2004.

In response to an inquiry from Council wanting confirmation that representatives of the Liquor Barn approached the owners of the government liquor store requesting to lease the property, and the owners did accept their offer, Mr. Hughes responded that that was correct.

In response an inquiry from Council regarding square footage of the two premises in question, Mr. Hughes replied that the bylaw will limit the square footage of those premises. The government liquor stores front end is the retail; there is storage in the back which is for other store of materials exists in the back for other locations such as pubs, night clubs, and restaurants. If a design of private liquor store was undertaken it would not look the same as a government liquor store; there would not be as large an area in the back. .

In response to an inquiry from Council on the specifics of the agreement with the government liquor store, Mr. Hughes to the best of his knowledge responded with details.

Fred Hamel, 400 Poplar Point, Kelowna, B.C. appeared before the Council members to respond to questions from Council.

In response from an inquiry from Council regarding the hours of operation, and the experience in preventing 'minor' abuse, Mr. Hamel responded that employees receive significant training, employees are for the most part pensioners who work in the store, and there are always three staff in attendance at closing.

*** Councillor Calendino retired from the Public Hearing at 10:10 p.m.***

Roger Gibson, 780 Beattie Street, Vancouver, B.C. again appeared before Council members to advise that the liquor store at Rumble and Royal Oak has never had a problem with minor abuse. The 'Serve Right Program' is a mandatory program for private liquor stores.

Lea McDonell, Owner of the private liquor store at Kensington Mall, 206-1896A Langley, B.C. appeared before Council members expressing her support for the Text Amendment. The speaker advised that this is her second public hearing within 15 months of business operation. The speaker wished to thank the Planning Department for all the help they have given her.

Kevin Park, Business Agent for BCGEU 2911 Canada Way, Burnaby appeared before Council members in support of the Text amendment. Mr. Park gave an overview of what is happening in the lower mainland by the closing of the private liquor store at Royal Oak and Rumble as well as the closure of other possible liquor stores in Vancouver, Port Alberni, Esquimalt, and Penticton. They are quite profitable even with the restricted hours of operation. In concluding, the speaker commended Council on the issues of location, issues of operation and would further recommend that in addition to the public hearing process that a process be established to allow for public consultation to provide a mechanism for consultation that goes beyond the routine zoning decisions. The speaker stated it will be very difficult for current licenced owners should they have to relocate their operation.

Derek Lee, Property Manager, 507 West Hastings St., Vancouver, B.C. appeared before Council members to express his Opposition to this bylaw.

Councillor Calendino returned to the Public Hearing at 10:12 p.m. and took his place at the table.

In response to an inquiry from Council, as to a previous public consultation process, the Director Planning and Building responded that in the 1980's the consultation process related only to a neighbourhood public house; at that time there was a separate survey and process that was put in place for a neighbourhood pub.

In response to an inquiry from Council regarding opening hours and if there are any other stores open in the mall at night, staff advised that Shoppers Drug Mart and Rogers Video are open in the evening.

John Teti, 4431 2nd Avenue, Vancouver clarified that the liquor store at Royal Oak and Rumble operated by Westcoast Liquor store had signs on the doors noting that it was a private liquor store.

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

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to the Text Amendment, Bylaw #11883 be now terminated.”

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 18, 2004" - BYLAW NO. 11889

Rez. #05-02a

5820 Marine Drive (Marine Pub) – located between Glenwood Cs. and Gilley Avenue

Block 38 Except Firstly: Parcel “C” (Reference Plan 6927) Secondly: Parcel “B” (Reference Plan 15504) D.L. 159, Plan 930

From: C2a Community Commercial District

To: C2, C2h Community Commercial District

The purpose of the proposed zoning bylaw amendment is to rezone private liquor store sites in Burnaby to the applicable C2h or C3h zoning district in order that they conform to the new zoning for private liquor stores.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #05-02a, Bylaw 11889.

There were no further submissions received regarding this rezoning application.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-02a, Bylaw #11889 be now terminated.”

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 19, 2004" - BYLAW NO. 11890

Rez. #05-02b

7555 Edmonds Street (Oliver Twist Neighbourhood Pub) – located between Mary Avenue and Canada Way

Parcel One, District Lot 30, Plan 80516

From: CD Comprehensive Development District (based on C2a Community Commercial District)

To: CD Comprehensive Development District (based on C2, C2h Community Commercial District and in accordance with the development plan entitled “Oliver Twist Private Liquor Store” prepared by City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to rezone private liquor store sites in Burnaby to the applicable C2h or C3h zoning district in order that they conform to the new zoning for private liquor stores.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #05-02b, Bylaw 11890.

A letter was received from Mrs. Dorothy Beauchamp of Apt. 701, 7210 Mary Avenue, Burnaby, B.C. advising of her support for the Rezoning. The writer feels it is very helpful for seniors to have a pub and wine store in the area.

John Johnston, 7557 Edmonds St., Burnaby, B.C. appeared before Council members and advised that he is in support of the rezoning but is not in agreement with the limit on the expansion of private liquor stores. The speaker advised that the owners should be allowed to expand within their properties and within the legal limit of their property.

The Director Planning and Building advised that this is a CD rezoning and an application would go through a rezoning process.

Carlos Brito 7555 Edmonds St., Burnaby, B.C. again appeared before Council members to advise that the difficulty that would present itself is that if a private liquor store has to relocate, and then secure a location or purchase a piece of property without knowing the ultimate result with the City and the developer, it would be difficult to have a landlord to secure a piece of property for 18 months or longer.

Mr. Brito wished to also advise that the drawing in the report is not accurate; where the liquor store is shown is actually a parking lot. The speaker advised that when looking at the size and thinking smaller is better, it is not always accurate because if deliveries are received, four or five times a week, and the holding areas are too small, there will be more trucks sitting causing traffic problems.

In response to an inquiry from Council regarding what would be the best maximum size Mr. Brito advised that he would be more than happy with 2000 sq. ft. retail and then having the storage space that goes with it to enable once a week deliveries.

There were no further submissions received regarding this rezoning application.

Councillor Redman retired from the Public Hearing at 10:50 p.m.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-02b, Bylaw #11890 be now terminated.”

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 20, 2004" - BYLAW NO. 11891

Rez. #05-02c

Unit 8 – 1601 Burnwood Drive (Hop and Vine Neighbourhood Pub) – located between Greystone and Phillips Avenue

Lot 526, District Lots 135 and 138, Plan 66144

From: CD Comprehensive Development District (based on C2, C2a Community Commercial District)

To: CD Comprehensive Development District (based on C2, C2h Community Commercial District and in accordance with the development plan entitled "Hop and Vine Private Liquor Store" prepared by City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to rezone private liquor store sites in Burnaby to the applicable C2h or C3h zoning district in order that they conform to the new zoning for private liquor stores.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #05-02c, Bylaw 11891.

A letter was received from Mr. Yeung, #55 – 7445 Woodbrook Pl., Burnaby, B.C. advising that he is in Opposition to Rez. 05-02, the reason being that the pub is located next to a residential area with family oriented housing, and this would cause higher car theft rate and vandalism. There is uncontrolled noise even after the pub closes at 2 am. In addition, with a lot of cars parking and moving around this area in the evening, youth would be put in a dangerous situation crossing Burnwood Drive to nearby park and play areas. In concluding, the writer requested that Council not consider allocating a pub/private liquor store so close to a residential area.

There were no further submissions received regarding this rezoning application.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rez. #05-02c, Bylaw #11891 be now terminated."

CARRIED UNANIMOUSLY

Councillor Dhaliwal retired from the Public Hearing at 10:50 p.m.

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 21, 2004" - BYLAW NO. 11892

Rez. #05-02d

Portion of 5605 Kingsway (Delaney's Pub) – located between Elgin Avenue and Dufferin Avenue

Portion of Lot 95, D.L. 94, Plan 46435

From: C2a Community Commercial District

To: C2, C2h Community Commercial District

The purpose of the proposed zoning bylaw amendment is to rezone private liquor store sites in Burnaby to the applicable C2h or C3h zoning district in order that they conform to the new zoning for private liquor stores.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #05-02d, Bylaw 11892.

A letter was received from Paul Dumas, owner, Delaney's Retail Liquor Store, #175 – 5665 Kingsway, Burnaby, B.C. in support of the proposed rezoning, but suggesting the following adjustments: a) limit square footage to 5,000 square feet from the present 1,500 square feet; b) possibility to move anywhere on the present site but to stay within 5,000 square feet; c) for leased properties: if forced out of present locations, to have the option to move to a similar location.

Councillor Redman returned to the Public Hearing at 10:53 p.m. and took her place at the table

John Kettlewell, 5665 Kingsway, Burnaby, B.C. appeared before Council members in support of the rezoning. The speaker has been in the pub business for 28 years. The building requires renovation and the speaker is currently working with the landlord. In concluding, Mr. Kettlewell advised that if rezoning goes forward it will restrict what can be done in the future.

Councillor Dhaliwal returned at 10:55 p.m. and took his place at the Public Hearing table.

There were no further submissions received relating to this rezoning application.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-02d, Bylaw #11892 be now terminated.”

CARRIED UNANIMOUSLY

9. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 22, 2004" - BYLAW NO. 11893

Rez. #05-02e

4399 Lougheed Highway (Shark Club at Madison Centre -1899 Rosser Avenue) – located on Lougheed Highway between Rosser and Madison Avenues

Lot B Except: Part on Plan LMP49418, D.L. 119, Plan LMP45761

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public use District, C3, C3a General Commercial District)

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P3 Park and Public use District, C3, C3h General Commercial District and in accordance with the development plan entitled “Shark Club Private Liquor Store” prepared by City of Burnaby)

The purpose of the proposed zoning bylaw amendment is to rezone private liquor store sites in Burnaby to the applicable C2h or C3h zoning district in order that they conform to the new zoning for private liquor stores.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #05-02e, Bylaw 11893. There were no further submissions received relating to this rezoning application.

Lucy Gabbrole, 4398 Buchanan St., Burnaby, B.C. appeared before the Council members to express her opposition to the rezoning. The concerns expressed were that there are many elderly citizens that live in this area. There is a cul-de-sac and vehicles park there which results in excessive noise. Blood has been noticed on the road ways, sirens are going night and day. In concluding, the speaker suggested that there should be a review of licencing when a private liquor store submits application.

Z. Radic, 3701 – 4398 Buchanan St., Burnaby, B.C. appeared before the Council members to advise that she lives in a condominium beside where the Shark Club is located. The speaker has phoned city hall and the police many times to no avail. Some people who frequent the Shark club throw objects and the speaker feels that the situation is out of control. During the weekends are when the worst offenses occur and the speaker stated that she is frustrated with her living conditions, and is tired of fighting.

John Teti, 4430 West 2nd Avenue, Vancouver, B.C. appeared again before Council stating that he would arrange to meet with the above noted speaker. The Shark Club has a management group that manages complaints. The music has changed providing live band type of music so there is no longer the heavy base in the music.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-02e, Bylaw #11893 be now terminated.”

CARRIED UNANIMOUSLY

10. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 23, 2004" - BYLAW NO. 11894

Rez. #05-02f

Portion 6620 Hastings Street (Kensington Square Wines at Kensington Square - 6626B Hastings Street) – located between Grove Avenue and Hastings Street

Portion of Parcel “A” (J60789E), Lot 9 Except: Firstly: East 33 Feet, Secondly: Part Subdivided by Plan 16571, Thirdly: Part on Plan 24586, Block 3, D.L. 206, Plan 1071

From: C2a Community Commercial District

To: C2h Community Commercial District

The purpose of the proposed zoning bylaw amendment is to rezone private liquor store sites in Burnaby to the applicable C2h or C3h zoning district in order that they conform to the new zoning for private liquor stores.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #05-02f, Bylaw 11894.

There were no further submissions received relating to this rezoning application.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #05-02f, Bylaw #11894 be now terminated.”

CARRIED UNANIMOUSLY

11. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 24, 2004" - BYLAW NO. 11895

Rez. #04-42

6736 Southpoint Drive – located between Mission Avenue and Sandborne Avenue

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

From: CD Comprehensive Development District (based on RM2 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled “Southpoint Drive” prepared by Raymond Letkeman Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a townhouse project with surface driveways and under-unit and surface parking.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #04-42, Bylaw 11895.

Staff advise that a revised Page 5 for the subject rezoning report, has been provided, correcting a typographical error in Section 5.5 – Parking: 85 (not 77) spaces provided, including 20 (not 15) tandem parking spaces for two cars each.

Kevin Shoemaker, Polygon Development 175 Ltd., 1333 West Broadway, Vancouver appeared before Council members to respond to questions from Council with respect to the rezoning application..

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #04-42, Bylaw #11895 be now terminated.”

CARRIED UNANIMOUSLY

12. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 25, 2004" - BYLAW NO. 11896

Rez. #04-62

5888 Trapp Avenue – located in the southeast portion of the Big Bend area

Lot 3, D.L. 155, Group 1, NWD Plan BCP8172

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 “Glenwood Building” prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a multi-tenant warehouse with associated office space.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #04-62, Bylaw 11896.

There were no further submissions received in connection of the rezoning application.

John Pulmor, PCI architects appeared before Council members to respond to questions from Council with respect to the rezoning application.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #04-62, Bylaw #11896 be now terminated.”

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

"THAT this Public Hearing do now adjourn."

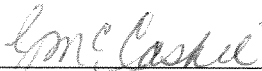
CARRIED UNANIMOUSLY

The Public Hearing adjourned at 11:20 p.m.

Confirmed:

Certified Correct:


MAYOR


ACTING ADMINISTRATIVE OFFICER
OPERATIONS