

2005 January 25

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2005 January 25 at 7:30 p.m.

PRESENT: Mayor D.R. Corrigan
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

ABSENT: Councillor P. Calendino

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

The Public Hearing was called to order at 7:32 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 1, 2005" - BYLAW NO. 11865

Rez. #03-38

5650 Lougheed Highway - located within the Holdom Station Area Plan, a sub-area of the Brentwood Town Centre

Lot E Except: Firstly: The East 33 ft; Secondly: Part now Road on Statutory ROW Plan 21112; Thirdly: Part now Road on Statutory ROW Plan 4800; Fourthly: Parcel A (Statutory ROW Pl. LMP50644; Fifthly: Parcel B (Statutory ROW Pl. LMP50644), D.L. 125, Group 1, NWD Plan 3436

From: M2 General Industrial District, CD Comprehensive Development District (based on P2 Administration and Assembly District, M2 General Industrial District, R2 Residential District)

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, P2 Administration and Assembly District, C2 Community Commercial District, R2 Residential District, and Holdom Station Area Plan as guidelines and in accordance with the development plan entitled "Holdom and Lougheed Embassy Development" prepared by Arc Design International Corporation)

The purpose of the proposed zoning bylaw amendment is to permit the development of two high-rise apartment towers, townhouses, live/work units, commercial facilities and a community use facility.

The Advisory Planning Commission advised Council that it supports Rez. #03-38, Bylaw No. 11865.

Mr. Hossein Amanat, 3655 Kingsway, Vancouver, representing Arc Design International, the rezoning applicant, appeared before members of Council to provide a brief outline of the application which has been revised from one previously considered by Council. Mr. Amanat advised that due to the advice from their geotechnical consultants they are unable to follow through on the original plan of one level of parking below grade. This new proposal will have one level of the parking structure at grade level with two other levels of parking above grade and will be fully integrated into the landscape and surrounding buildings. The towers will now both be 30 stories above grade. The speaker also noted for the record that the number of units proposed for the site is now 332 instead of 331 as had been noted in the staff report; however the density of the development has not changed. Parking for the development is more than that required by the City's bylaws pointed out the speaker. Mr. Amanat concluded that he and other representatives of the design team were available this evening to answer any questions Council may have with regard to the application.

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

“THAT this Public Hearing relating to Rez. #03-38, Bylaw #11865 be now terminated.”

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 2, 2005" - BYLAW NO. 11866

Rez. #03-27

7815 North Fraser Way and Portion of 7765 North Fraser Way - located within the Phase I westerly portion of the Burnaby Business Park
Lot 3 and Portion of Lot 2, D.L. 166, Group 1, NWD Plan BCP8603

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 and Burnaby Business Park Concept Plan, and in accordance with the development plan entitled “Retro Windows” prepared by Andrew Territ Architect)

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

The Advisory Planning Commission advised Council that it supports Rez. #03-27, Bylaw No. 11866.

Mr. Gale Dowd, 5197 - 216th Street, Langley, the rezoning applicant, appeared before Council advising he was available to answer questions from Council with regard to the subject application.

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rez. #03-27, Bylaw #11866 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

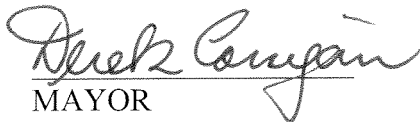
"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:42 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER OPERATIONS