

AUGUST 16, 1977

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, August 16, 1977 at 7:30 P.M.

Present: Mayor T.W. Constable  
Alderman G.D. Ast - 7:35 P.M.  
Alderman D.P. Drummond  
Alderman A.H. Emmott  
Alderman D.A. Lawson - 7:33 P.M.  
Alderman W.A. Lewarne  
Alderman F.G. Randall  
Alderman R.D. Stewart  
Alderman V.V. Stusiak

Staff: Mr. D.G. Stenson, Assistant Director - Current Planning  
Mr. James Hudson, Municipal Clerk  
Mr. B.D. Leche, Municipal Clerk's Assistant

1. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (AMENDED CD)

Reference Rezoning #34/75A

Lot 35, D.L. 79, Plan 42703

3920 Norland Avenue - located on the east side of Norland Avenue south of Sprott Street.

*The applicant proposes to amend the approved CD plan from a single two storey office building with surface parking to a redesigned two and a half storey office building with underground parking.*

Mr. Bing Marr, Architect for the proposed development, then addressed Council and advised that he was representing the owners. With the aid of an artist's rendering, Mr. Marr outlined the scope of the proposed development. Mr. Marr noted that the proposed development will be a two and one half storey building on a .9 acre site with a Floor Area Ratio of .7549. Coverage will be 29%. 74 parking spaces will be provided totally underground. Mr. Marr further stated that the development observes all municipal regulations. Mr. Marr further advised that there was a possibility that the development would take place in two phases. Mr. Marr noted that should it be decided to phase the construction of the building the first phase would be completely compatible with the surrounding area and the second phase would be proceeded with as market conditions dictate. The first phase could proceed independently of the second phase with no adverse effect on the total development.

Mr. Marr also advised that double glazing would be utilized on all windows facing on Highway 401.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN STEWART:

"THAT this portion of the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

2. FROM RESIDENTIAL DISTRICT (R1) TO PARK AND PUBLIC USE DISTRICT (P3)

Reference Rezoning #31/77

Lot 5 Except Ref. Plan 31543, D.L. 85, Plan 11109 (Westerly portion only)

5017 Dale Avenue - located at the southwest corner of Dale Avenue and Canada Way.

*The municipality has requested rezoning in order to utilize the subject site site for a public picnic area in association with Heritage Village.*

There were no submissions received in connection with the foregoing rezoning proposal.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN STEWART:

"THAT this portion of the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

3. FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO RESIDENTIAL DISTRICT (R3)

Reference Rezoning #33/77

Lots 1,2,3 & 4 of Lot L, S.D. 20, Blk. 2, D.L. 74, Plan 4313

3314 - 3388 Royal Oak Avenue - located on the east side of Royal Oak Avenue between Schou Street and Laurel Street

*The applicant has requested rezoning in order to bring the subject properties into conformity with the zoning designation of the adjacent area.*

Mr. Isaac Feldstein, 472 West 46th Avenue, Vancouver, B.C. then addressed Council and advised that he was the owner of the triangular piece of property at 4695 Canada Way, which is immediately across Royal Oak Avenue from the properties under consideration this evening. Mr. Feldstein was concerned that the rezoning of the subject properties could have an adverse affect on his own commercially zoned property and could possibly isolate his property to the extent that it would render it less attractive as a commercial property.

Mr. Steve Stiglich then addressed Council and advised that he was in favour of the rezoning proposal. Mr. Stiglich advised that the commercial development of the subject properties would not be compatible with the residential character of the neighborhood and the proposed rezoning was required to prevent this from happening.

There were no other submissions received in connection with this rezoning proposal.

MOVED BY ALDERMAN STEWART:  
SECONDED BY ALDERMAN LEWARNE:

"THAT this portion of the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

4. FROM GENERAL COMMERCIAL DISTRICT (C3) TO GASOLINE SERVICE STATION SELF-SERVE (C6A)

Reference Rezoning #36/77

Lot 115, D.L. 124, Plan 27154

4515 Lougheed Highway - located at the northeast corner of the Lougheed Highway - Willingdon Avenue intersection.

*The applicant has requested rezoning in order to convert the existing full-service gas station to a self-serve facility.*

Mr. Mark Burns, Solicitor, then addressed Council and advised that he was appearing on behalf of the T. Eaton Co. Ltd., the applicants for the rezoning. Mr. Burns further advised that Mr. Horton, Manager of Eatons' Brentwood Store was also present at the Public Hearing this evening. Mr. Burns noted that he had had the opportunity to present Eatons' position on the proposed rezoning to Council at an earlier date but that both he and Mr. Horton were available to answer any further questions that Council may have on the subject.

There were no other submissions received in connection with the foregoing rezoning proposal.

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MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN LEWARNE:

"THAT this portion of the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

5. IN-LAW SUITES IN RESIDENTIAL ZONES  
TEXT AMENDMENT

Sections 3 and 7.7

Residential Districts - R1, R2, R3, R4 and R5

*The Municipality has requested text amendments in order to better control the establishment and use of In-law suites. The amendments include proposed definition changes for "In-law suites" (To include sons or daughters), "Accessory Use" and "Dwelling Unit" as well as other related matters.*

There were no submissions received in connection with the foregoing proposed Text Amendments.

MOVED BY ALDERMAN STEWART:  
SECONDED BY ALDERMAN LEWARNE:

"THAT this portion of the Public Hearing be now terminated."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN RANDALL:

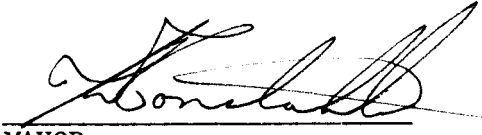
"THAT the Public Hearing be now terminated."

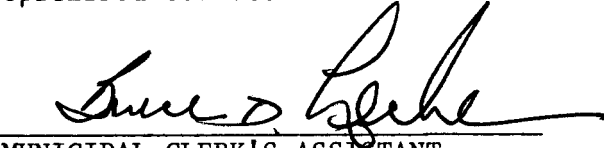
CARRIED UNANIMOUSLY

The Public Hearing terminated at 7:45 P.M.

Confirmed:

Certified Correct:

  
MAYOR

  
MUNICIPAL CLERK'S ASSISTANT

BL/sb