

1980 JUNE 17

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C., on Tuesday, 1980 June 17 at 19:30 h.

PRESENT: Mayor D.M. Mercier, In the Chair  
Alderman G.D. Ast  
Alderman D.N. Brown  
Alderman A.H. Emmott  
Alderman W.A. Lewarne  
Alderman V.V. Stusiak

ABSENT: Alderman D.P. Drummond  
Alderman D.A. Lawson  
Alderman F.G. Randall

STAFF: Mr. M.J. Shelley, Municipal Manager  
Mr. A.L. Parr, Director of Planning  
Mr. James Hudson, Municipal Clerk  
Mr. R.D. Seath, Committee Secretary

The Public Hearing was called to order at 19:30 h.

1. FROM RESIDENTIAL DISTRICT (R5) to COMPREHENSIVE DEVELOPMENT (CD)

Rezoning Reference #12/80.

Lots 6 & 7, Block 2, E $\frac{1}{2}$  D.L. 119, Group 1, NWD, Plan 2855

4457 and 4469 Buchanan Street - located west of Willingdon Avenue and has frontage on both Halifax and Buchanan Streets.

The applicant requests rezoning of the site in order to permit the construction of a two and one-half storey office building with retail stores at the street level. Underground parking will be provided.

Mr. Herbert Adams, 4771 Ridgelawn Drive, then addressed the Members of Council and advised that he was the President of the Brentwood Park Rate-payers' Association. Mr. Adams requested that Rezoning Reference #12/80 be tabled so that it can be discussed in greater detail with the proposal which was considered by Council last evening with respect to the property located across Halifax Street, immediately north of the proposal which is under consideration now.

His Worship, Mayor Mercier, advised that it is permissible for Members of Council to table the subject rezoning, however, Members of Council did not wish to pursue Mr. Adams' request. In response to a question from Council, the Director of Planning advised that the subject rezoning is located within the Community Plan for the area.

Mr. Adams advised that the plan as presented to Council on 1980 May 20, is concerned with a two and a half storey building. As outlined on pages 305, 306, 307 and 308 of Item 11, Municipal Manager's Report No. 38, 1980 May 20, the plan appears to be dealing with a three storey office development.

I wish to congratulate Members of Council for looking at office development away from the residential area immediately east of Brentwood and taking a realistic look at what can be done in the quiet area where the neighbours would not complain so much. However, Mr. Adams considered the possibility of a similar development in Vancouver where a dentist's office occupies 172 square metres of floor area and provides approximately double the amount of parking spaces than this proposal requires. In addition to this, Mr. Adams also looked at a restaurant in Burnaby which seats 156 patrons and provides 70 - 75 parking spaces for staff and patrons. In accordance with the parking requirements as contained in Item 11, Municipal Manager's Report No. 38, 1980 May 20, this restaurant would only require twenty parking spaces. Mr. Adams suggested that the parking requirements for this development are totally inadequate to serve the tenants of the proposed development.

Mr. Adams advised that the south side of Buchanan Street from Willingdon Avenue one block west has cars parked bumper to bumper constantly.

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Mr. Adams has been advised that there is a proposal for a highrise development on the north side of Buchanan Street west of Willingdon, and noted that this proposal would certainly increase parking demands in the area. Mr. Adams has been advised that there is consideration being given to the possibility of a transit interchange being located in the Brentwood Mall parking lot. Mr. Adams did not feel that there was sufficient space available in the Brentwood Mall parking lot for such a development due to parking pressures created as a result of patrons and staff. Mr. Adams suggested that Council consider the feasibility of installing the transit interchange in an area which will encourage the local residents to take full advantage of public transit.

Mr. Adams suggested that Council give further consideration to traffic movement and parking demands in the Brentwood area prior to this proposal being allowed to proceed.

His Worship, Mayor Mercier, advised that the possibility of a transit interchange for the Brentwood Mall parking lot area is presently under review by transit planners.

Mr. Adams felt that if the transit interchange was located in the Brentwood Mall parking lot, it would increase the number of cars being parked on the residential streets in the vicinity of Brentwood Mall.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"THAT this portion of the Public Hearing relating to Rezoning Reference #12/80 be now terminated."

CARRIED UNANIMOUSLY

2. FROM SERVICE COMMERCIAL DISTRICT (C4) TO PARKING DISTRICT (P8)

Rezoning Reference #15/80

Lot 5, Exc. N. 10', Block 22, D.L. 30, Plan 3036.

7665 Edmonds Street - located on the west side of Edmonds Street between Canada Way and New Vista Place.

The applicant requests rezoning for the purpose of providing additional parking for the expansion of Little Billy's Restaurant.

Mr. Peter J. Stabler, Suite #1120 - 625 Howe Street, Vancouver, B.C., then addressed the Members of Council and advised that he was the solicitor acting on behalf of the applicant. Mr. Stabler noted that the additional parking which is being provided is in excess of the requirements for the restaurant. The applicant is prepared to fully comply with the preliminary requirements and will demolish the existing dwelling on the site within six months. The additional parking which is being provided for the expansion of Little Billy's Restaurant will help to alleviate the one-street parking demand in the area.

Mr. John G. Vozza, 4774 Northlawn Drive, then addressed the Members of Council and advised that he occupies the premises at 7275 Canada Way, which is situated on the corner of Canada Way and Edmonds Street. Mr. Vozza advised that the parking problem which exists in this area is particularly crucial due to the fact that the school is directly opposite his premises, which allows for no on-street parking on the south side of Edmonds Street. The property in question is an eye-sore to the public and in Mr. Vozza's opinion, could be better utilized as a parking lot and as a result enhance the other properties in the area.

In response to a question from Council, Mr. Vozza advised that he is in full support of the rezoning application.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN EMMOTT:

"THAT this portion of the Public Hearing relating to Rezoning Reference #15/80 be now terminated."

CARRIED UNANIMOUSLY

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3. FROM LIGHT INDUSTRIAL DISTRICT (M5) TO HEAVY INDUSTRIAL DISTRICT (M3)

Rezoning Reference #16/80

Lot 1, Block 1, D.L. 118, Plan 58624.

2250 Boundary Road - located at the southeast corner of Boundary Road/  
Lougheed Highway intersection.

The applicant requests rezoning in order to establish an automobile dealer-  
ship facility.

No-one appeared in connection with this rezoning application.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN AST:

"THAT this portion of the Public Hearing relating to Rezoning Reference #16/80  
be now terminated."

CARRIED UNANIMOUSLY

4. FROM HEAVY INDUSTRIAL DISTRICT (M3) TO RESIDENTIAL DISTRICT (R2)  
AND PETROLEUM STORAGE TANK DISTRICT (M7a)

Rezoning Reference #19/80

Lot 1 of D.L. 142, Plan 14043, Lot 2 Ex. Pt. on By-law 3729,  
D.L. 142, Plan 14043.

7866 Shellmont Street and 2365 Underhill Avenue - located north of Broadway  
immediately east of the Burnaby Mountain Golf Course.

The applicant requests rezoning of the west portion of this site for R2 in  
order that a residential subdivision can occur in that sector. For this  
rezoning to proceed it is necessary that the easterly portion be rezoned to  
M7a in order that the existing tank farm area reflect a compatible zoning  
designation.

Mr. David W. Donohoe, Suite #1700 - 750 West Pender Street, Vancouver, B.C.,  
then addressed the Members of Council and advised that he and Mr. Rod  
Elliott, Technical Manager, Shellburn Refinery, were in attendance this  
evening to answer any queries which Members of Council may have with respect  
to this rezoning application.

MOVED BY ALDERMAN STUSIAK:

SECONDED BY ALDERMAN LEWARNE:

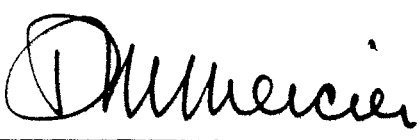
"THAT this portion of the Public Hearing relating to Rezoning Reference #19/80  
be now terminated."

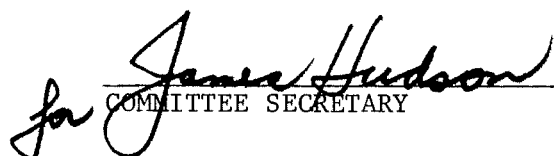
CARRIED UNANIMOUSLY

The Public Hearing adjourned at 19:48 h.

Confirmed:

Certified Correct:

  
MAYOR

  
COMMITTEE SECRETARY

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BY-LAW AMENDMENTS

PUBLIC HEARING

The Council of The Corporation of the District of Burnaby hereby gives notice that it will hold a Public Hearing on

TUESDAY, 1980 JUNE 17 at 19:30 h

in the Municipal Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2 to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

1. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT (CD)  
Rezoning Reference #12/80 "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1980" - BY-LAW NO. 7518  
  
Lots 6 & 7, Block 2, E½ D.L. 119, Group 1, NWD, Plan 2855  
  
4457 and 4469 Buchanan Street - located west of Willingdon Avenue and has frontage on both Halifax and Buchanan Streets.  
  
*The applicant requests rezoning of the site in order to permit the construction of a two and one half storey office building with retail stores at the street level. Underground parking will be provided.*
2. FROM SERVICE COMMERCIAL DISTRICT (C4) TO PARKING DISTRICT (P8)  
Rezoning Reference #15/80 "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 24, 1980" - BY-LAW NO. 7519  
  
Lot 5, Exc. N. 10', Block 22, D.L. 30, Plan 3036  
  
7665 Edmonds Street - located on the west side of Edmonds Street between Canada Way and New Vista Place.  
  
*The applicant requests rezoning for the purpose of providing additional parking for the expansion of Little Billy's Restaurant.*
3. FROM LIGHT INDUSTRIAL DISTRICT (M5) TO HEAVY INDUSTRIAL DISTRICT (M3)  
Rezoning Reference #16/80 "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 25, 1980" - BY-LAW NO. 7520  
  
Lot 1, Block 1, D.L. 118, Plan 58624  
  
2250 Boundary Road - located at the southeast corner of Boundary Road/Lougheed Highway intersection.  
  
*The applicant requests rezoning in order to establish an automobile dealership facility.*
4. FROM HEAVY INDUSTRIAL DISTRICT (M3) TO RESIDENTIAL DISTRICT (R2) AND PETROLEUM STORAGE TANK DISTRICT (M7a) "BURNABY ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 26, 1980" - BY-LAW NO. 7521  
Rezoning Reference #19/80  
  
Lot 1 of D.L. 142, Plan 14043, Lot 2 Ex. Pt. on By-law 3729, D.L. 142, Plan 14043  
  
7866 Shellmont Street and 2365 Underhill Avenue - located north of Broadway immediately east of the Burnaby Mountain Golf Course.  
  
*The applicant requests rezoning of the west portion of this site for R2 in order that a residential subdivision can occur in that sector. For this rezoning to proceed it is necessary that the easterly portion be rezoned to M7a in order that the existing tank farm area reflect a compatible zoning designation.*

All persons who deem their interest in property affected by the proposed by-law and wish to register an opinion may appear in person, by attorney or by petition at the said Hearing.

A copy of the proposed by-law may be inspected at the office of the undersigned any time between 08:30 h and 16:30 h, Monday to Friday inclusive (excepting Public Holidays) up to 16:30 h on Tuesday, 1980 June 17.

James Hudson  
MUNICIPAL CLERK