

1980 NOVEMBER 18

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1980 November 18.

PRESENT: Alderman A.H. Emmott, In the Chair
Alderman G.D. Ast
Alderman D.N. Brown
Alderman D.P. Drummond
Alderman D.A. Lawson
Alderman W.A. Lewarne
Alderman V.V. Stusiak

ABSENT: Mayor D.M. Mercier
Alderman F.G. Randall

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. A.L. Parr, Director of Planning
Mr. James Hudson, Municipal Clerk
Mr. C.A. Turpin, Municipal Clerk's Assistant

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

1. FROM RESIDENTIAL DISTRICT (R5) TO LIGHT INDUSTRIAL DISTRICT (M5)

Rezoning Reference #26/80

Lots 4, 6, 7, E $\frac{1}{2}$ Lots 5, 8 and 9 and W $\frac{1}{2}$ Lots 5, 8 and 9, D.L. 69, Plan 1321
3960/70/78/92 Regent Street, 3951/61/71/77/87 Grandview Highway - located on the west side of McDonald Avenue between the Grandview Highway and Regent Street.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of a light industrial warehouse and related office facilities.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this portion of the Public Hearing relating to Rezoning Reference #26/80 be now terminated."

CARRIED UNANIMOUSLY

2. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
(BASED UPON C3 AND RM5 GUIDELINES)

Rezoning Reference #31/80

Lots 17, 18 and 19, D.L. 153, Block 6, Plan 1768

4678, 4686 and 4694 Hazel Street - located on the southwest corner of Hazel Street and Sussex Avenue.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the construction of a retail, commercial and office building, with residential units on the upper level(s), as a mixed-use, Comprehensive Development.

There were no submissions received 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 #31/80 be now terminated."

CARRIED UNANIMOUSLY

3. FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON THE RM1 MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH A UNIT DENSITY OF 10-12 UNITS PER ACRE)

Rezoning Reference #32/80

Lot C, D.L. 44, Plan 7070

6815 Lougheed Highway - located on the north side of the Lougheed Highway east of Sperling Avenue.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the construction of nine strata title townhouses.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

"THAT this portion of the Public Hearing relating to Rezoning Reference #32/80 be now terminated."

CARRIED UNANIMOUSLY

4. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (AMENDED CD), UTILIZING THE RM1 DISTRICT AND THE ADOPTED BURNABY 200 COMMUNITY PLAN AS GUIDELINES

Rezoning Reference #45/80

Lot 79, D.L. 148, Plan 51478

8500 Forest Grove Drive - located on the southern slope of Burnaby Mountain and consists of Enclave 10 of the Burnaby 200 Plan.

The intent of the proposed bylaw is to rezone the land herein described to Amended Comprehensive Development District (Amended CD), utilizing the RM1 District and the adopted Burnaby 200 Community Plan as guidelines in order to permit 185 clustered residential units thereon.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LEWARNE:

"THAT this portion of the Public Hearing relating to Rezoning Reference #45/80 be now terminated."

CARRIED UNANIMOUSLY

5. PROPOSED TEXT AMENDMENTS TO ZONING BYLAW FOR SMALL LOT SUBDIVISION FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT

The amendments proposed to the regulations of the Burnaby Zoning Bylaw in order to permit small lot subdivision for single family dwelling purposes will now be as follows:

(1) Establishment of Zoning Districts and Schedules

The addition to Section 5.1 (Designation of Districts) of the following:

District Title	Short Designation
Residential	R9

(2) Residential District (R) (Schedule No. 1)

The addition of a new residential zoning district with regulations as set forth below:

109. RESIDENTIAL DISTRICT (R9)

This District provides for the inclusion of compact single family dwellings in the mature and developing residential areas of the municipality.

109.1 Uses Permitted:

- (1) Single family dwellings
- (2) Home occupations
- (3) Accessory buildings and uses

109.2 Height of Buildings:

The height of a building shall not exceed 9.8m (32.12 feet) nor 2½ storeys.

109.3 Lot Area and Width:

- (1) Each lot for a single family dwelling shall have an area of not less than 372m² (4,000 square feet) and a width of not less than 12.2m (40 feet).
- (2) Notwithstanding anything in this section contained, existing lots of record may be subdivided in accordance with the following provisions:
 - (a) In cases where existing lots of less than 372m² (4,000 square feet) in area, and less than 12.2m (40 feet) in width, give evidence in a block front of a historic small lot settlement pattern; any existing lot of record in that block front may be subdivided into two lots, each with a width compatible with the prevailing lot width in the block front.
 - (b) An existing lot of record located in an existing R4 or R5 Residential District which meets the required standards to experience two family dwelling development, may be subdivided into two single family residential lots in accordance with the following table:

<u>Existing Zoning</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
R4	400m ² (4,305.7 sq. ft.)	11m (36.09 ft.)
R5	335m ² (3,600 sq. ft.)	9.25m (30.35 ft.)

109.4 Lot Coverage:

The maximum coverage shall be 35 per cent of the lot area.

109.5 Front Yard:

A front yard shall be provided of not less than 6.0m (19.69 feet) in depth.

109.6 Side Yards:

- (1) A side yard shall be provided on each side of the building of not less than 1.2m (3.94 feet) in width, except that where the width of the lot is reduced below 12.2m (40 feet), the required side yard on each side of the building may be reduced to a minimum of 10 per cent of the lot width, provided that the minimum side yard on any one side shall be not less than 900 mm (2.95 feet).
- (2) In the case of a corner lot the side yard adjoining the flanking street shall be not less than 2.4m (7.87 feet) in width, except that where the width of the lot is reduced below 12.2m (40 feet), the required side yard adjoining the flanking street may be reduced to a minimum width of 1.8m (5.91 feet) provided that for every unit of length reduction in required side yard width the required front yard shall be increased by such unit of length.

109.7 Rear Yard:

A rear yard shall be provided of not less than 7.5m (24.61 feet) in depth.

109.8 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this bylaw.

Mr. R.A. Shannon, 5896 Braemar Avenue, then addressed the members of Council and advised that he wished to commend Council upon the action taken respecting the proposed Text Amendments allowing for the establishment of small lot subdivision for single family residential development. However, Mr. Shannon requested that Council clearly establish the areas in which such subdivision may take place.

Mrs. Laura F.M. Faulkner, 250 North Hythe Avenue, then addressed the members of Council and requested clarification as to whether the proposed Text Amendments, if adopted by Council, would permit subdivision of her property at 250 North Hythe Avenue.

Mr. A.L. Parr, Director of Planning, explained to those in attendance the intent of the proposed Text Amendments. Mr. Parr advised that the present intention is to have individuals who wish to request to have their property rezoned to the R9 classification, file application with the Planning Department. Staff would then report to Council on each application and the members of Council would determine whether the applications would be advanced to Public Hearings similar to the one being held this evening. Mr. Parr also advised that a study is currently being conducted to determine if certain neighbourhoods are potentially suitable for small lot subdivision. Should the study determine that such is the case and certain areas would indeed be suitable, then some form of area zoning could be applied. This would necessitate a Public Hearing being held for an area rather than a single parcel of land and if such an area were rezoned to the R9 category, then individuals owning property within the subject area may simply make application for subdivision within the correct zoning designation and individual Public Hearings would not have to be held for each rezoning application.

Mr. Bruno J. Marin, 7852 Goodlad Street, then addressed the members of Council and requested clarification respecting property he owned on Canada Way. Mr. Marin wished to subdivide his property and wished to know if this would now be possible under the guidelines of the R9 zoning category.

Mr. Sai H. Soh, 3958 Parker Street, then addressed the members of Council and advised that he wished to create two (2) lots by means of subdividing his property at 3958 Parker Street. Mr. Soh questioned as to the length of time it would take for these amendments to be adopted by Council in order that applications for subdivision may be made to the Planning Department.

Mr. Giovanni B. Pagliardi, 3767 Venables Street, then addressed the members of Council and enquired as to why Council has preferred some rezonings in the past and not others. Mr. Pagliardi advised that he was in favour of the proposed Text Amendments.

Mr. Peter A. Demitri, 2479 North Road, then addressed the members of Council and enquired as to what effect the proposed Text Amendments would have on his property. Mr. Dimitri was concerned with whether he would be permitted to subdivide his property under the new R9 zoning category.

Mr. Donald R. Roller, 5590 Forest Street, then addressed the members of Council and advised that he came to tonight's Hearing in order to express concern that the proposed bylaw amendments would alter the historic development pattern of existing neighbourhoods. However, Mr. Roller advised that his concerns have been answered by way of the explanations provided tonight and he now understood that each application for rezoning would be the subject of a Public Hearing in order to provide area residents an opportunity to comment on the merit of each proposal.

Mr. Richard J. Bolton, 5152 Victory Street, then addressed the members of Council and advised that Council would have to make a decision respecting the implications proposed Text Amendments would have upon the assessment and initiation processes in connection with local improvement programs.

Alderman Emmott, as a point of clarification, advised those in attendance that the speaker was concerned with the relationship between the number of owners and the assessed property values on a street that may be the subject of a proposed local improvement program and what effect the Text Amendments would have on determining whether improvements would be proceeded with or not.

Mrs. Marianna Boroevich, 4378 Halley Avenue, then addressed the members of Council and advised that she had arrived late this evening and requested clarification regarding the proposed Text Amendments. Mrs. Boroevich was concerned over whether or not her property would be subject to the proposed text amendments and therefore become eligible for subdivision.

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


MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

"THAT this portion of the Public Hearing relating to the proposed Text Amendments to the Zoning Bylaw for Small Lot Subdivision for single family residential development be now terminated."


CARRIED UNANIMOUSLY

The Public Hearing terminated at 20:00 h.

Confirmed:


ACTING MAYOR

Certified Correct:


MUNICIPAL CLERK'S ASSISTANT

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 NOVEMBER 18 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 LIGHT INDUSTRIAL DISTRICT (M5)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 45, 1980" - BYLAW NO. 7576

Rezoning Reference #26/80

Lots 4, 6, 7, E½ Lots 5, 8 and 9 and W½ Lots 5, 8 and 9, D.L. 69, Plan 1321

3960/70/78/92 Regent Street, 3951/61/71/77/87 Grandview Highway - located on the west side of McDonald Avenue between the Grandview Highway and Regent Street.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of a light industrial warehouse and related office facilities.

- 2. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED UPON C3 AND RM5 GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 46, 1980" - BYLAW NO. 7577

Rezoning Reference #31/80

Lots 17, 18 and 19, D.L. 153, Block 6, Plan 1768

4678, 4686 and 4694 Hazel Street - located on the southwest corner of Hazel Street and Sussex Avenue.

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- 3. FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON THE RMI MULTIPLE FAMILY RESIDENTIAL DISTRICT WITH A UNIT DENSITY OF 10-12 UNITS PER ACRE)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 47, 1980" - BYLAW NO. 7578

Rezoning Reference #32/80

Lot C, D.L. 44, Plan 7070

6815 Lougheed Highway - located on the north side of the Lougheed Highway east of Sperling Avenue.

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- 4. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (AMENDED CD), UTILIZING THE RMI DISTRICT AND THE ADOPTED BURNABY 200 COMMUNITY PLAN AS GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 48, 1980" - BYLAW NO. 7579

Rezoning Reference #45/80

Lot 79, D.L. 148, Plan 51478

8500 Forest Grove Drive - located on the southern slope of Burnaby Mountain and consists of Enclave 10 of the Burnaby 200 Plan.

The intent of the proposed bylaw is to rezone the land herein described to Amended Comprehensive Development District (Amended CD), utilizing the RMI District and the adopted Burnaby 200 Community Plan as guidelines in order to permit 185 clustered residential units thereon.

5. PROPOSED TEXT AMENDMENTS TO ZONING BYLAW FOR SMALL LOT SUBDIVISION FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 49, 1980" - BYLAW NO. 7580

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109.7 Rear Yard:

A rear yard shall be provided of not less than 7.5m (24.61 feet) in depth.

109.8 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this bylaw.

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

A copy of the proposed bylaws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1980 October 31 at 12:00 h up to 16:30 h on Tuesday, 1980 November 18.

James Hudson
MUNICIPAL CLERK