

1981 JANUARY 20

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1981 January 20 at 19:30 h.

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

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

STAFF: 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 SMALL HOLDINGS DISTRICT (A2) TO LIGHT INDUSTRIAL DISTRICT (M5)

Rezoning Reference #46/80

Parcel "B", Ref. Pl. 17411, Block 12, D.L. 10, Plan 3054 except for east 150 feet paralleling the east property line and except for south 50 feet paralleling the south property line.

8720 Government Road - located on the south side of Government Road immediately east of Gaglardi Way.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of the site for light industrial uses and to designate the site as a development permit area.

Mr. T. Milton Wylie, 600 - 4211 Kingsway, then addressed the members of Council and advised that he was appearing on behalf of the applicant and wished to inform Council that the rezoning application signs have not been placed on the subject property.

Mr. Philip J. Hancock, 6929 Cariboo Road, then addressed the members of Council and advised that he was a resident of the area and was opposed to the rezoning application as presented. Mr. Hancock stated that he would rather have seen the property rezoned to the zoning designation entitled Comprehensive Development District (CD) than to the proposed change to Light Industrial District (M5). Mr. Hancock felt that the controls would be far greater on future development had the property been rezoned to a Comprehensive Development District. Mr. Hancock also questioned whether the other property owners in the area are being treated fairly in light of this rezoning application. This is in reference to the fact that it appears one property is being permitted to be rezoned, thus changing the value of the property considerably, where the other property owners in the area may not be permitted this privilege. The speaker also was concerned with the required landscaping that will offer protection to the proposed park from the industrial development.

His Worship, Mayor Mercier, advised the members of Council that the Municipal Solicitor is currently investigating the question respecting the signing of the subject property and Council will be receiving further information respecting this matter.

The Advisory Planning Commission submitted a report concerning this rezoning application.

The Advisory Planning Commission recommended:

- (1) THAT the Municipal Council not proceed with the rezoning of the property located at 8720 Government Road from Small Holding District (A2) to Light Industrial District (M5).

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

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN STUSIAK:

"THAT this Public Hearing relating to Rezoning Reference #46/80 be now terminated."

CARRIED

OPPOSED: ALDERMEN AST
AND DRUMMOND

2. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED UPON A RM4 GUIDELINE

Rezoning Reference #59/80

Lot 431, D.L. 135, Plan 54890

7351 Halifax Street - located north of Halifax Street between Duthie and Phillips Avenues.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of 204 apartment units within two high-rise buildings.

Mr. John J. Bailey, 1805 Goleta Drive, then addressed the members of Council and advised that he was very concerned with the traffic problems that currently exist in the area and with the increase in these problems that will result from the proposed development. Mr. Bailey was also concerned with the major access to the proposed development. The speaker was concerned that the majority of the access to the development would be from Halifax Street.

In response to a question from Council, Mr. Bailey advised that he was not opposed to this development if the parking and traffic problems could be resolved.

Mr. A.L. Parr, Director of Planning responded to a question from the speaker advising that though there is a minor access to a visitor parking area from Halifax Street, the major access to the development will be from a cul-de-sac off Phillips Avenue.

Mr. Ronald A. Hayes, 1813 Goleta Drive, then addressed the members of Council and questioned the need for such a development in this particular area. Mr. Hayes felt that such a development would detract from the quality of the area and would increase traffic and parking problems that are already a problem in the area.

In response to a question from Council, Mr. Hayes advised that he was opposed to this rezoning application.

Mr. Walter I. Nelson, 1820 Augusta Avenue, then addressed the members of Council and advised that though he did not reside in the immediate area of this development, he was the owner of property that will subsequently become parkland as a result of this development. Mr. Nelson advised that he had written a letter to Council regarding Rezoning Reference #44/80 on 1980 November 26 expressing concerns with respect to that proposed development and had not as yet received a response to this letter. The speaker advised that the current traffic and parking problems in the area are severe and the proposed development will only add to these problems. Mr. Nelson mentioned that in his previous letter, as mentioned above, he suggested that some form of traffic control be established at the intersection of Halifax Street and Duthie Avenue.

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In response to a question from Council, Mr. Nelson advised that he was not opposed to this rezoning application if the traffic and parking problems can be resolved.

Council requested that the Traffic Safety Committee review the current situation of the intersection at Duthie Avenue and Halifax Street.

The Advisory Planning Commission submitted a report concerning this rezoning application.

The Advisory Planning Commission recommended:

- (1) THAT the Municipal Council proceed with the rezoning of the property located at 7351 Halifax Street from Residential District (R4) to Comprehensive Development District (CD).

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

MOVED BY ALDERMAN LEWARNE:
SECONDED BY ALDERMAN STUSIAK:

"THAT this Public Hearing relating to Rezoning Reference #59/80 be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing terminated at 20:15 h.

Confirmed:

Certified Correct:



MAYOR



MUNICIPAL CLERK'S ASSISTANT

THE CORPORATION OF THE DISTRICT OF BURNABY

ZONING BYLAW 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, 1981 JANUARY 20 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 Bylaw 1965":

1. FROM SMALL HOLDINGS DISTRICT (A2) TO LIGHT INDUSTRIAL DISTRICT (M5)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 59, 1980" - BYLAW NO. 7623

Rezoning Reference #46/80

Parcel B, Ref. Pl. 17411, Block 12, D.L. 10, Plan 3054

8720 Government Road - located on the south side of Government Road immediately east of Gaglardi Way.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of the site for light industrial uses.

2. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
BASED UPON A RM4 GUIDELINE "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 60, 1980" - BYLAW NO. 7624

Rezoning Reference #59/80

Lot 431, D.L. 135, Plan 54890

7351 Halifax Street - located north of Halifax Street between Duthie and Phillips Avenues.

The intent of the proposed bylaw is to rezone the lands herein described in order to permit the development of 204 apartment units within two high-rise buildings.

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, 1981 January 02 at 12:00 h up to 16:30 h on Tuesday, 1981 January 20.

James Hudson
MUNICIPAL CLERK