

1982 APRIL 20

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1982 April 20 at 19:30 h.

PRESENT: Mayor W.A. Lewarne, In the Chair

Alderman D.N. Brown  
Alderman T.W. Constable  
Alderman D.P. Drummond  
Alderman D.A. Lawson  
Alderman G.H.F. McLean  
Alderman V.V. Stusiak

ABSENT: Alderman A.H. Emmott  
Alderman E. Nikolai

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection  
Mr. P.D. Sanderson, Planner II  
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 RESIDENTIAL DISTRICT (R9)

Rezoning Reference #1/82

Lot 34, Block 19, D.L. 74, Plan 2603

5329 Manor Street - located on the north side of Manor Street between Royal Oak Avenue and Douglas Road.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the subdivision of the site into two lots for new single family development.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 5329 Manor Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #1/82 be now terminated."

CARRIED UNANIMOUSLY

2. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #2/82

Lot "R", N½ of Block 27, D.L. 28, Plan 632

7930/7932 Edmonds Street - located on the south side of Edmonds Street east of Sixth Avenue.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the subdivision of the site into two lots for the future construction of two new single family homes.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 7930/32 Edmonds Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #2/82 be now terminated."

CARRIED UNANIMOUSLY

3. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #3/82

Lot 15, Block 4, D.L. 39 W½, Plan 1466

3893 Fir Street - located on the north side of Fir Street between Smith Avenue and McDonald Avenue.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the subdivision of the site into two lots for new single family development.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 3893 Fir Street from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #3/82 be now terminated."

CARRIED UNANIMOUSLY

4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #5/82

Lot 15, Block 7, D.L. 29, Plan 3035

7295 - 11th Avenue - located on the north side of 11th Avenue between 13th Street and 15th Street.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the subdivision of the site into two lots for new single family development.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 7295 - 11th Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #5/82 be now terminated."

CARRIED UNANIMOUSLY

5. FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON FMI AND BURNABY 200 COMMUNITY PLAN GUIDELINES

Rezoning Reference #8/82

Lot 94, D.L. 143 and 148, Plan 51478

8701 Maple Grove Crescent - located on the south slope of Burnaby Mountain and consists of Enclave 8 of the Burnaby 200 Plan.

The intent of the proposed bylaw is to rezone the land herein described in order to accommodate the development of low density multiple family housing in accordance with the adopted Community Plan.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 8701 Maple Grove Crescent from Small Holdings District (A2) to Comprehensive Development District (CD).

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

MOVED BY ALDERMAN STUSIAK;  
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #8/82 be now terminated."

CARRIED UNANIMOUSLY

6. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #9/82

Lot C, Except N. 66', D.L. 92, Plan 19627

6587 Brantford Avenue - located on the west side of Brantford Avenue between Imperial Street and Stanley Street.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the subdivision of the site into two lots for new single family development.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to not support the rezoning of the property at 6587 Brantford Avenue from Residential District (R5) to Residential District (R9).

The Advisory Planning Commission was of the opinion that if this R9 rezoning was allowed to proceed, the lot dimensions created would not be compatible with the existing lot dimensions in the immediate block.

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

MOVED BY ALDERMAN STUSIAK;  
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #9/82 be now terminated."

CARRIED UNANIMOUSLY

7. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD), BASED ON THE M1 AND M5 DISTRICT STANDARDS

Rezoning Reference #12/82

Lot 39, D.L. 166A, Group 1, Plan 48494

7492 Fraser Park Drive - located on the southeast side of Fraser Park Drive between the Fraser River Foreshore Park and Hugh Drive.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the development of a small office building and an outside storage facility for new steel pipe and fittings.

Mr. Dimas Craveiro, #107 - 2115 Cypress Street, Vancouver, B.C., then addressed the members of Council and advised that he was representing Hale and Ramsey Group 1 Architects, #302 - 1212 West Broadway, Vancouver, B.C., who in association with W. Brian Edwards, Architect Ltd., 10744 124th Street, Edmonton, Alberta, are the architects for the proposed development. Mr. Craveiro was in attendance tonight to answer any questions that may arise regarding the project. Mr. Craveiro advised that he was in favour of this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 7492 Fraser Park Drive from Comprehensive Development District (CD) to Amended Comprehensive Development (CD), based on the M1 and M5 District standards.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #12/82 be now terminated."

CARRIED UNANIMOUSLY

8. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #13/82

Lot 15, Block 33, D.L. 159, Plan 1982

5639 Clinton Street - located on the north side of Clinton Street between Plum Avenue and MacPherson Avenue.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the subdivision of the site into two lots for new single family development.

His Worship, Mayor Lewarne, requested that the Director Planning & Building Inspection provide details respecting the ownership and location of property referred to in the letter received from Mrs. Ida Brownell, 49 Eliza Street, Markdale, Ontario, dated 1982 March 30 in reference to property located at 5639 Clinton Street. His Worship requested that Council be advised of the location of the property referred to in Mrs. Brownell's letter in relation to the location of the property that is the subject of this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the property at 5639 Clinton Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #13/82 be now terminated."

CARRIED UNANIMOUSLY

9. FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO SERVICE COMMERCIAL DISTRICT (C4)

Rezoning Reference #16/82

Lot "B" of 8, Block 3, D.L. 206, Exc. Parcel 24586, Plan 1071

6584 East Hastings Street - located on the south side of Hastings Street between Grove Avenue and Kensington Avenue.

The intent of the proposed bylaw is to rezone the land herein described in order to permit the establishment of a Canadian Tire outlet.

Mr. Thomas Thompson, The Urban Design Group, Architects, #210 - 18 Gostick Place, North Vancouver, B.C., then addressed the members of Council and advised that he was the architect for the proposed development. Mr. Thompson, with the aid of a site plan and elevation drawing, provided a brief description of the proposed development, indicating the access and egress location planned for the subject property.

Mr. William McGuire, 6637 East Hastings Street, then addressed the members of Council and advised that he was speaking on behalf of both the area residents and merchants operating their businesses along Hastings Street. Mr. McGuire presented a petition containing the signatures of ninety-nine (99) area residents and twenty-nine (29) businesses that operate in the area surrounding the site where the proposed development is to take place. The text of the petition is contained hereunder:

"Please consider this document a petition made by the undersigned 'Concerned Residents Against Kensington Rezoning' lobbying against the proposed change of zoning of the property located at 6584 East Hastings Street, Burnaby, B.C. from C2 Community Commercial District to C4 Service Commercial District for the purpose of permitting the establishment of a Canadian Tire outlet.

As a delegation we, the undersigned, would like to refer Council to the report made by the Planning Department which did not recommend in favour of the applicant. According to the information set forth in that report the full utilization of the property in question would be inhibited due to the fact that this particular property is exceedingly deep and the entire rear portion of approximately 125 feet would therefore not be utilized. In addition, this proposal would interfere with the future possibilities of developing the entire area between Grove Avenue westward to the Kensington Plaza Shopping Centre with apartments which would indeed benefit the presently located merchants in the area. This apartment development would also be more in keeping with the present C2 Community Commercial District zoning as it would add to the clientele of the area by providing a larger proportion of people to frequent the small businesses already established. It would also be in keeping with the long range plans for the area as set forth by the Planning Department of the municipality.

It is also our understanding that the Canadian Tire people are endeavouring to establish yet another outlet on the Loughheed Highway in the Brentwood Shopping Centre area. It is our contention that this would provide a more feasible location as it would then be located on a major arterial highway route through the Burnaby area. Undoubtedly the property would lend itself to this type of enterprise more readily without creating the problem of interfering with the future utilization of the land for more practical purposes. There is also the point as to the validity of two outlets within the same general vicinity.

We would also like to point out the exceptionally difficult times merchants of the area are presently enduring. We question the change of zoning in order to permit the establishment of a business which will undoubtedly affect a great many merchants in a relatively localized trading area, while the establishment of such an outlet in the general vicinity as proposed on the Loughheed Highway would draw from a much larger proportion of the populace considering the drive-through traffic and would not have such a drastic affect on the small businessman as such.

Reconsideration of the rezoning of this property based upon the aforementioned points would be appreciated.

With thanks."

His Worship, Mayor Lewarne, in advising Mr. McGuire of the contents of the adopted Community Plan respecting the subject area, requested that the Director Planning & Building Inspection provide the members of Council with a copy of the report whereby Council adopted the Growth Management Study amending the Community Plan and formulating Council policy respecting the area in question.

In response to a question from Council, Mr. McGuire advised that he was not opposed to the land being used for commercial purposes, but was opposed to the size of the commercial development as presented.

Mr. Bill Flello, 6944 East Hastings Street, then addressed the members of Council and advised that he operated a small business in the area. Mr. Flello stated that he had circulated a petition in the area which was presented to Council earlier. Mr. Flello was concerned with the traffic patterns in the area and the increase in traffic along the residential streets that may result if this development proceeds. Mr. Flello advised that he was opposed to this rezoning application.

Mr. Kenneth S. MacLean, 589 Grove Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. MacLean cited traffic noise and congestion along Hastings Street as his main reason for opposing the rezoning application.

Mr. George H. Flello, 7046 Halifax Street, then addressed the members of Council and advised that he had been talking to many of the area residents and they had no knowledge of the type of development that was planned for the subject property. Mr. Flello also advised that he was opposed to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to not support the rezoning of the property at 6584 East Hastings Street from Community Commercial District (C2) to Service Commercial District (C4).

The Advisory Planning Commission was of the opinion that if this rezoning was allowed to proceed it would not be compatible with the surrounding development, and would also serve to compound the traffic problems in the area.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN MCLEAN:

"THAT this Public Hearing relating to Rezoning Reference #16/82 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #18/82

Lot 1, W½ and E½ Lot 2, Lots 3, 10, 11 and 12, D.L. 69, Plan 1321, N.W.D.

3908, 3918, 3928, 3940 Regent Street and 3921, 3931, 3941 Trans Canada Highway - located east of Ingleton Avenue, south of Regent Street and north of the Trans Canada Highway.

The intent of the proposed bylaw is to rezone the lands herein described in order to facilitate the development and sale by Public Tender of a consolidated parcel for light industrial use.

1982 April 20

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to support the rezoning of the properties at 3908, 3918, 3928, 3940 Regent Street and 3921, 3931, 3941 Trans Canada Highway from Residential District (R5) to Light Industrial District (M5).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #18/82 be now terminated."

CARRIED UNANIMOUSLY

All petitions, letters and prepared texts submitted in connection with the rezoning application appearing on the agenda for tonight's Hearing are on file in the office of the Municipal Clerk.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing (Zoning) do now adjourn."

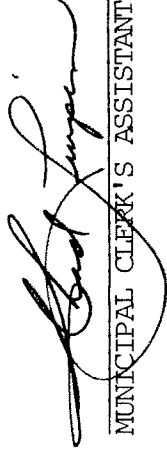
CARRIED UNANIMOUSLY

The Public Hearing adjourned 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, 1982 APRIL 20 at 19:30 h

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

1. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 23, 1982" - BYLAW NO. 7908

Rezoning Reference #1/82

Lot 34, Block 19, D.L. 74, Plan 2603

5329 Manor Street - located on the north side of Manor Street between Royal Oak Avenue and Douglas Road.

*The intent of the proposed bylaw is to rezone the land herein described in order to permit the subdivision of the site into two lots for new single family development.*

2. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 24, 1982" - BYLAW NO. 7909

Rezoning Reference #2/82

Lot "R", N½ of Block 27, D.L. 28, Plan 632

7930/7932 Edmonds Street - located on the south side of Edmonds Street east of Sixth Street.

*The intent of the proposed bylaw is to rezone the land herein described in order to permit the subdivision of the site into two lots for the future construction of two new single family homes.*

3. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 25, 1982" - BYLAW NO. 7910

Rezoning Reference #3/82

Lot 15, Block 4, D.L. 39 W½, Plan 1466

3893 Fir Street - located on the north side of Fir Street between Smith Avenue and McDonald Avenue.

*The intent of the proposed bylaw is to rezone the land herein described in order to permit the subdivision of the site into two lots for new single family development.*

4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 26, 1982" - BYLAW NO. 7911

Rezoning Reference #5/82

Lot 15, Block 7, D.L. 29, Plan 3035

7295 - 11th Avenue - located on the north side of 11th Avenue between 13th Street and 15th Street.

*The intent of the proposed bylaw is to rezone the land herein described in order to permit the subdivision of the site into two lots for new single family development.*



5. FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD),  
BASED ON RML AND BURNABY 200 COMMUNITY PLAN GUIDELINES  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 27, 1982" - BYLAW NO. 7912  
  
Rezoning Reference #8/82  
  
Lot 94, D.L. 143 and 148, Plan 51478  
  
8701 Maple Grove Crescent - located on the south slope of Burnaby Mountain  
and consists of Enclave 8 of the Burnaby 200 Plan.  
  
*The intent of the proposed bylaw is to rezone the land herein described  
in order to accommodate the development of low density multiple family  
housing in accordance with the adopted Community Plan.*
6. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 28, 1982" - BYLAW NO. 7913  
  
Rezoning Reference #9/82  
  
Lot C, Except N. 66', D.L. 92, Plan 19627  
  
6587 Brantford Avenue - located on the west side of Brantford Avenue between  
Imperial Street and Stanley Street.  
  
*The intent of the proposed bylaw is to rezone the land herein described  
in order to permit the subdivision of the site into two lots for new  
single family development.*
7. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE  
DEVELOPMENT DISTRICT (CD), BASED ON THE M1 AND M5 DISTRICT STANDARDS  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 29, 1982" - BYLAW NO. 7914  
  
Rezoning Reference #12/82  
  
Lot 39, D.L. 166A, Group 1, Plan 48494  
  
7492 Fraser Park Drive - located on the southeast side of Fraser Park Drive  
between the Fraser River Foreshore Park and Hugh Drive.  
  
*The intent of the proposed bylaw is to rezone the land herein described  
in order to permit the development of a small office building and an outside  
storage facility for new steel pipe and fittings.*
8. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 30, 1982" - BYLAW NO. 7915  
  
Rezoning Reference #13/82  
  
Lot 15, Block 33, D.L. 159, Plan 1982  
  
5639 Clinton Street - located on the north side of Clinton Street between  
Plum Avenue and MacPherson Avenue.  
  
*The intent of the proposed bylaw is to rezone the land herein described  
in order to permit the subdivision of the site into two lots for new  
single family development.*
9. FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO SERVICE COMMERCIAL DISTRICT (C4)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 31, 1982" - BYLAW NO. 7916  
  
Rezoning Reference #16/82  
  
Lot "B" of 8, Block 3, D.L. 206, Exc. Parcel 24586, Plan 1071  
  
6584 East Hastings Street - located on the south side of Hastings Street  
between Grove Avenue and Kensington Avenue.  
  
*The intent of the proposed bylaw is to rezone the land herein described  
in order to permit the establishment of a Canadian Tire outlet.*

10. FROM RESIDENTIAL DISTRICT (R5) TO LIGHT INDUSTRIAL DISTRICT (M5)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 52, 1982" - BYLAW NO. 7917

Rezoning Reference #18/82

Lot 1, W½ and E½ Lot 2, Lots 3, 10, 11 and 12, D.L. 69, Plan 1321, N.W.D.  
3908, 3918, 3928, 3940 Regent Street and 3921, 3931, 3941 Trans  
Canada Highway - located east of Ingleton Avenue, south of Regent Street  
and north of the Trans Canada Highway.

*The intent of the proposed bylaw is to rezone the lands herein described  
in order to facilitate the development and sale by Public Tender of a  
consolidated parcel for light industrial use.*

All persons who deem their interest in property affected by the proposed bylaws  
and who 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, 1982 April 02 at 12:00 h up to 16:30 h on Tuesday, 1982 April 20.

James Hudson  
MUNICIPAL CLERK