

1982 JUNE 22

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1982 June 22 at 19:30 h.

PRESENT:

Mayor W.A. Lewarne, In the Chair
Alderman D.N. Brown
Alderman T.W. Constable
Alderman A.H. Emmott
Alderman D.A. Lawson
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman V.V. Stusiak

ABSENT:

Alderman D.P. Drummond

STAFF:

Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. P.D. Sanderson, Planner II
Mr. C.A. Turpin, Municipal Clerk's Assistant
Mrs. S. Barks, Clerk Typist III, Clerk's Department

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

1. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
(BASED UPON THE RM2 GUIDELINES)

Rezoning Reference #165/81

Parcel A, Plan 59581, Group 1, D.L. 69

3054 Smith Avenue - located at the north end of Smith Avenue adjacent to the south side of the Trans-Canada Highway right-of-way.

The intent of the proposed bylaw is to rezone the land herein described in order to construct a small apartment building.

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 3054 Smith Avenue from Residential District (R5) to Comprehensive Development District (CD) (based upon the RM2 guidelines).

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 #165/81 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #19/82

Lot 25 south 115' exc. Plan 15412, D.L. 33, Plan 944

4689 Bond Street - located at the northwest corner of Bond Street and Sussex Avenue.

The intent of the proposed bylaw is to rezone the land herein described in order to subdivide the site into two lots, retain the existing single family home on one lot and sell or develop the remaining lot for new single family accommodation.

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 4689 Bond 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 #19/82 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #20/82

Lot C, Block 16, D.L. 98, exc. Parcel 1, Ref. Plan 753 and Parcel 2, Ref. Plan 754, Plan 2127.

5244 Victory Street - located on the south side of Victory Street just east of Royal Oak Avenue.

The intent of the proposed bylaw is to rezone the land herein described in order to subdivide the site into two lots, retain the existing single family dwelling on one lot and sell the other lot 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 5244 Victory 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 MCLEAN:

"THAT this Public Hearing relating to Rezoning Reference #20/82 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #23/82

Lot 90, D.L. 100, Plan 51478

9252 Ash Grove Crescent - located on the south slope of Burnaby Mountain and consists of Enclave 3 of the Burnaby 200 Plan.

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

Ms. Carol Elliott, 2926 Argo Place, then addressed the members of Council and advised that she had two major concerns respecting the proposed development. The first concern was where the school age children from Project 200 were going to attend school. When will the new school be built in Project 200, or what provisions are going to be made for the Project 200 children to attend school? Ms. Elliott questioned whether children would be attending the schools in the neighbouring areas. The second concern of the speaker was regarding the

provisions that will be made to ensure the safety of the children as they travel to and from the schools in the neighbouring areas. The area residents are becoming quite concerned with the number of children that may be without a school in their area.

His Worship, Mayor Lewarne, requested that the Director Planning & Building Inspection bring forward a report advising Council as to what schools those children who reside in the Project 200 area will be attending.

In response to a question from Council, Ms. Elliott advised that she was in favour of the proposed development proceeding.

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 9252 Ash Grove Crescent from Small Holdings District (A2) to Comprehensive Development District (CD) (based on RM1 and Burnaby 200 Community Plan guidelines).

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 #23/82 be now terminated."

CARRIED UNANIMOUSLY

5. FROM RESIDENTIAL DISTRICT (R2) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #26/82

Lot 339, D.L. 80, Plan 48833

5411 Spruce Street - located on the north side of Spruce Street between Royal Oak Avenue and Mahon Avenue.

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

Mrs. Sandra R. Dunn, 5225 Kincaid Street, then addressed the members of Council and advised that she was representing the owner of the subject property at tonight's hearing. Mrs. Dunn read from a letter of intent written by the property owner in which were described several lots in the immediate area that were of similar size to the two lots that would be created should this rezoning application be approved. The applicant stated in her letter that the redevelopment of her property would not detract from the overall appearance of the area and would be entirely consistent with the established development pattern. Mrs. Dunn advised that the home currently occupying the property is in very bad repair and would necessitate a great deal of money being spent to upgrade the home.

In response to a question from Council, Mrs. Dunn advised that she 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 not support the rezoning of the property at 5411 Spruce Street from Residential District (R2) to Residential District (R9).

The Advisory Planning Commission were of the opinion that if this rezoning was allowed to proceed it would not be compatible with the existing lot dimensions in the immediate area.

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

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MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #26/82 be now terminated."

CARRIED UNANIMOUSLY

6. FROM RESIDENTIAL DISTRICT (R5) TO GENERAL INDUSTRIAL DISTRICT (M2)

Rezoning Reference #28/82

The site is bounded by the B.C. Hydro railway right-of-way, Mission Avenue, Tenth Avenue and 20th Street.

The intent of the proposed bylaw is to rezone the land herein described to permit the establishment of a Maintenance Centre for the Automated Light Rapid Transit project.

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 B.C. Hydro Railway right-of-way, Mission Avenue, Tenth Avenue and 20th Street from Residential District (R5) to General Industrial District (M2).

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 #28/82 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BROWN:

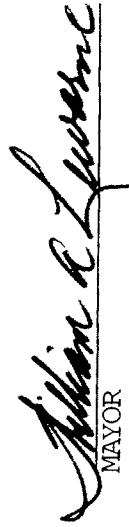
"THAT this Public Hearing (Zoning) do now adjourn."

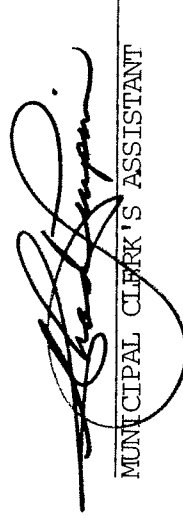
CARRIED UNANIMOUSLY

The Public Hearing adjourned at 19:45 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 JUNE 22 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 COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED UPON THE RM2 GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 33, 1982" - BYLAW NO. 7928
 Rezoning Reference #165/81
 Parcel A, Plan 59581, Group 1, D.L. 69
 3054 Smith Avenue - located at the north end of Smith Avenue adjacent to the south side of the Trans-Canada Highway right-of-way.
The intent of the proposed bylaw is to rezone the land herein described in order to construct a small apartment building.
2. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 34, 1982" - BYLAW NO. 7929
 Rezoning Reference #19/82
 Lot 25 South 115' exc. Plan 15412, D.L. 33, Plan 944
 4689 Bond Street - located at the northwest corner of Bond Street and Sussex Avenue
The intent of the proposed bylaw is to rezone the land herein described in order to subdivide the site into two lots, retain the existing single family home on one lot and sell or develop the remaining lot for new single family accommodation.
3. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 35, 1982" - BYLAW NO. 7930
 Rezoning Reference #20/82
 Lot C, Block 16, D.L. 98, exc. Parcel 1, Ref. Plan 753 and Parcel 2, Ref. Plan 754, Plan 2127.
 5244 Victory Street - located on the south side of Victory Street just east of Royal Oak Avenue.
The intent of the proposed bylaw is to rezone the land herein described in order to subdivide the site into two lots, retain the existing single family dwelling on one lot and sell the other lot for new single family development.
4. FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON RM1 AND BURNABY 200 COMMUNITY PLAN GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 36, 1982" - BYLAW NO. 7931
 Rezoning Reference #23/82
 Lot 90, D.L. 100, Plan 51478
 9252 Ash Grove Crescent - located on the south slope of Burnaby Mountain and consists of Enclave 3 of the Burnaby 200 Plan.
The intent of the proposed bylaw is to rezone the land herein described to accommodate the development of low density multiple family housing in accordance with the adopted Community Plan.

5. FROM RESIDENTIAL DISTRICT (R2) TO RESIDENTIAL DISTRICT (R9)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1982" - BYLAW NO. 7933

Rezoning Reference #26/82

Lot 339, D.L. 80, Plan 48833

5411 Spruce Street - located on the north side of Spruce Street between Royal Oak Avenue and Mahon Avenue.

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

6. FROM RESIDENTIAL DISTRICT (R5) TO GENERAL INDUSTRIAL DISTRICT (M2)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 1982" - BYLAW NO. 7934

Rezoning Reference #28/82

The site is bounded by the B.C. Hydro railway right-of-way, Mission Avenue, Tenth Avenue and 20th Street.

The intent of the proposed bylaw is to rezone the land herein described to permit the establishment of a Maintenance Centre for the Automated Light Rapid Transit project.

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 June 11 at 12:00 h up to 16:30 h on Tuesday, 1982 June 22.

James Hudson
MUNICIPAL CLERK