

1983 APRIL 19

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1983 April 19 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 A.H. Emmott
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman V.V. Stusiak

ABSENT: Alderman D.A. Lawson

STAFF: Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. R.D. Seath, 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 #1/83

Lot 20, Block 5, D.L. 76, Plan 1885

5909 Hardwick Street - located at the northeast corner of Godwin Avenue and Hardwick Street.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two lots for single family dwelling 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 5909 Hardwick 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 #1/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #4/83

Lot 1, Block A, D.L. 96, Plan 1349

6824 Colborne Avenue - located at the southeast corner of Colborne Avenue and Imperial Street.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two smaller lots than are permitted under the prevailing R5 zoning for single family purposes.

Mr. Figrat Orfali, 6824 Colborne Avenue, then addressed the members of Council and advised that there are smaller lots directly across the street from his property than those which would be created as a result of this development. Mr. Orfali stated that his lot size is 96.4 feet and if the subdivision were approved it would create two lots with a frontage of 46.2 feet each. The speaker was of the opinion that if he built a duplex or two single family dwellings on the property it would not be detrimental at all to the neighbourhood. Mr. Orfali stated that the residents of the neighbourhood are opposed to any changes, and further noted that he has spent approximately \$20,000.00 on improving the subject property since he obtained ownership. In summary, the speaker stated that if he were allowed to build two single family homes on this property it would be an improvement to the area. Mr. Orfali requested that Council vote in favour of this rezoning application.

In response to a query from a member of Council with respect to whether Mr. Orfali intended to move the subject dwelling on the property, Mr. Orfali replied that there is insufficient space on the property to move the existing dwelling.

Mr. Lindsay C. Walsh, 6823 Colborne Avenue, then addressed the members of Council and advised that he has been a resident at 6823 Colborne Avenue for 19 years, and that he purchased his lot because of the size, and his lot and the neighbouring lots have a frontage of 75 feet. Mr. Walsh stated that he is opposed to the rezoning of this property because the lots which would be created would not be in balance with the other lot sizes in the neighbourhood.

In response to a query from a member of Council with respect to whether the speaker preferred to see two single family dwellings or a duplex built on the subject property, Mr. Walsh advised that he would prefer to see a duplex built on this property.

In response to a query of staff with respect to the size of the sideyards which would be necessary if a duplex were built on the subject property, Mr. D.G. Stenson, Assistant Director - Current Planning, advised that the sideyard requirements for a duplex would be 4.92 feet for an interior lot and 9.84 feet for a corner lot, and in addition, advised that the maximum site coverage for a duplex in an R5 zone is 40 percent of the total lot area, and in an R9 zone is 35 percent of the total lot area.

Mrs. Patricia T. Adams, 6811 Colborne Avenue, then addressed the members of Council and advised that she was representing her parents, P. and E. Pasichnyk, the owners of 6811/13 Colborne Avenue, who are opposed to this rezoning application. Mrs. Adams stated that she would prefer to see a duplex constructed on the subject property rather than two single family dwellings which would be cramped on small lots. Further, the speaker noted that if two single family dwellings were built on this property it would increase the already congested traffic problems in the area, thus making the street unsafe for children to play on.

Alderman Emmott then advised the delegation that if a duplex was built on the subject property, the same amount of traffic could be generated as two single family dwellings.

Mrs. Adams advised that she was not really concerned with the traffic generated, however, she was concerned with the visible impairment which would be caused by the construction of two single family dwellings on this property, and favoured the construction of a duplex on this property because it would be centred on the property.

The following letters were received in opposition to the this rezoning application:

Mr. and Mrs. Nicholas Livsey, 6868 Colborne Avenue
Mr. and Mrs. Tommy Soon, 6449 Elwell Street
Mr. and Mrs. P. and E. Pasichnyk, 6811-6813 Colborne Avenue

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 6824 Colborne 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 McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #4/83 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #6/83

Lot 6, Block 8, D.L. 93, Plan 1525

6729 Gilley Avenue - located on the west side of Gilley Avenue between Imperial Street and Bryant Street.

The intent of the proposed bylaw is to rezone the land 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 6729 Gilley 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 CONSTABLE:

"THAT this Public Hearing relating to Rezoning Reference #6/83 be now terminated."

CARRIED UNANIMOUSLY

4. PROPOSED TEXT AMENDMENT TO ZONING BYLAW FOR LANDS WITHIN THE DESIGNATED FRASER RIVER FLOOD PLAIN

It is proposed that Council initiate a text amendment to the Burnaby Zoning Bylaw which adds the following underlined subsection (a)(ii) to Section 6.18, Supplementary Regulations of the Burnaby Zoning Bylaw 1965:

6.18 All lands within the area of the Fraser River Flood Plain as described in Schedule AA - Flood Plain Map of the Official Regional Plan of the Lower Mainland Regional Planning Board, now the Official Regional Plan of the Greater Vancouver Regional District shall be subject to the following regulations:

No building shall be constructed or mobile unit located with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters:

- (a) (i) lower than the nearest point on an even gradient line along the natural boundary of the Fraser River from 11.13 feet (3.392 metres) Geodetic Survey of Canada datum at Boundary Road to 13.13 feet (4,002 metres) Geodetic Survey of Canada at Fenwick Street

1983 April 19

- (11) provided that, where the development is provided with a comprehensive floodproofing treatment for internal site drainage and/or upland drainage to the approval of the Director Engineering, the requirements under subsection (a)(i) may be reduced 0.6 metres for industrial uses
- (b) within 200 feet (60 metres) of the natural boundary of the Fraser River
- (c) provided that, with the approval of the Deputy Minister of Environment, these requirements may be reduced

The Advisory Planning Commission wish to advise Council that following their consideration of this text amendment, a decision was reached to support the proposed text amendment to the Zoning Bylaw for Lands within the Designated Fraser River Flood Plain.

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 the proposed text amendment be now terminated."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN CONSTABLE:

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

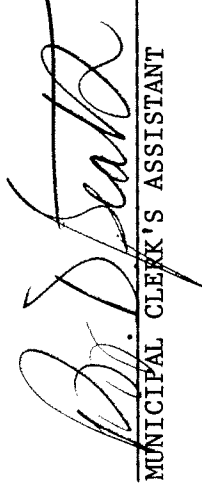
CARRIED UNANIMOUSLY

The Public Hearing adjourned at 19:53 h.

Confirmed:

Certified Correct:


MAYOR


MUNICIPAL CLERK'S ASSISTANT

Records

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, 1983 APRIL 19 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. 13, 1983" - BYLAW NO. 8043

Rezoning Reference #1/83

Lot 20, Block 5, D.L. 76, Plan 1885

5909 Hardwick Street - located at the northeast corner of Godwin Avenue and Hardwick Street.

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

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 1983" - BYLAW NO. 8044

Rezoning Reference #4/83

Lot 1, Block A, D.L. 96, Plan 1349

6824 Colborne Avenue - located at the southeast corner of Colborne Avenue and Imperial Street.

The intent of the proposed bylaw is to rezone the land to enable subdivision of the site into two smaller lots than are permitted under the prevailing R5 zoning for single family purposes.

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 15, 1983" - BYLAW NO. 8045

Rezoning Reference #6/83

Lot 6, Block 8, D.L. 93, Plan 1525

6729 Gilley Avenue - located on the west side of Gilley Avenue between Imperial Street and Bryant Street.

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

4. PROPOSED TEXT AMENDMENT TO ZONING BYLAW FOR LANDS WITHIN THE DESIGNATED
FRASER RIVER FLOOD PLAIN

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 16, 1983" - BYLAW NO. 8046

It is proposed that Council initiate a text amendment to the Burnaby Zoning Bylaw which adds the following underlined subsection (a)(ii) to Section 6.18, Supplementary Regulations of the Burnaby Zoning Bylaw 1965:

6.18 All lands within the area of the Fraser River Flood Plain as described in Schedule AA - Flood Plain Map of the Official Regional Plan of the Lower Mainland Regional Planning Board, now the Official Regional Plan of the Greater Vancouver Regional District shall be subject to the following regulations:

No building shall be constructed or mobile unit located with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters:

- (a) (i) lower than the nearest point on an even gradient line along the natural boundary of the Fraser River from 11.13 feet (3.392 metres) Geodetic Survey of Canada datum at Boundary Road to 13.13 feet (4,002 metres) Geodetic Survey of Canada at Fenwick Street
- (ii) provided that, where the development is provided with a comprehensive floodproofing treatment for internal site drainage and/or upland drainage to the approval of the Director Engineering, the requirements under subsection (a)(i) may be reduced 0.6 metres for industrial uses
- (b) within 200 feet (60 metres) of the natural boundary of the Fraser River
- (c) provided that, with the approval of the Deputy Minister of Environment, these requirements may be reduced

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

A copy of the Director Planning and Building Inspection's report and related information respecting the subject rezoning application is available for public examination at the offices of the Planning and Building Inspection Department the Burnaby Municipal Hall.

A copy of the proposed bylaw may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Tuesday, 1983 April 05 up to 16:30 on Tuesday, 1983 April 19.

James Hudson
MUNICIPAL CLERK