

1983 MARCH 22

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1983 March 22 at 19:30 h.

PRESENT: Mayor W.A. Lewarne (In the Chair)

Alderman A.H. Emmott  
Alderman D.A. Lawson  
Alderman G.H.F. McLean  
Alderman E. Nikolai  
Alderman V.V. Stusiak

ABSENT: Alderman D.N. Brown  
Alderman T.W. Constable  
Alderman D.P. Drummond

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 COMPREHENSIVE DEVELOPMENT DISTRICT (CD)  
(BASED ON RM3, RM4 AND RM5 DISTRICT USE AND DENSITY)

Rezoning Reference #43/82

Lots 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, Block 35, D.L. 151 and 153,  
Plan 1319; Lots 10, 11, 12, 13, 14, Block 36, D.L. 151 and 153, Plan 1263;  
Lots 17, 18, 19 S.40 feet, Lots 19, 20, Pcl. "B", Expl. Plan 9434.

6146, 6156, 6166, 6176, 6186, 6196, 6208, 6222, 6236, 6250, 6264, 6278,  
6292, 6306 Kathleen Avenue and 6337, 6349, 6359, 6371, 6381 Willingdon  
Avenue - located on the east side of Kathleen Avenue between Mayberry and  
Beresford Streets and the northwest corner of Mayberry Street and Willingdon  
Avenue.

The intent of the proposed bylaw is to rezone the site to accommodate a  
detailed Phase I development composed of two lowrise apartments and a Phase  
II development outlined in concept, composed of two highrise apartments.  
The Phase II portion of the site is to be zoned as vacant land requiring the  
submission of a detailed development in conjunction with a future amendment  
rezoning application.

Mr. Peter Isler, Pennyfarthing Development Corporation, 270-1441 Creekside  
Drive, Vancouver, B.C., then addressed the members of Council and advised  
that he was in attendance this evening to answer any questions which the  
members of Council may have with respect to this rezoning application.

A letter was received from Mr. Albert D. Whitteker, President, Post 83  
Cooperative Housing Association, 5289 Grimmer Street, objecting to this  
rezoning application.

In response to a question from a member of Council with respect to the  
reasons as stated in the letter from Post 83 opposing this rezoning  
application, Mr. D.G. Stenson, Assistant Director - Current Planning,  
advised that Post 83 wished that the Community Plan for the area as  
formerly adopted could be upheld, which called for a high density, high  
rise development with a greater amount of landscaping and open space. The  
Planning Department had maintained this position with respect to the first  
application received from Pennyfarthing Development, but was authorized to  
work with the applicant to devise an innovative scheme that preserved the  
intent of the plan while allowing the type of development which was sought,  
and the Planning Department believes that this has been achieved with this  
application, which combines a combination of low and high rise development.

In response to a further question from a member of Council with respect to  
Post 83 objecting to the loss of on-street parking for their guests, Mr.  
D.G. Stenson, Assistant Director - Current Planning, advised that Post 83  
did provide the full standard of parking as required by the Burnaby Zoning  
Bylaw, and that it may be that the Housing Association felt that additional

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parking over and beyond that required by the bylaw would have been to their advantage. Further, Mr. Stenson pointed out that the sketch which accompanied the rezoning application for the Post 83 rezoning, Rezoning Reference #64/81, showed the same cul-de-sac configuration that is part 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 properties at 6146, 6156, 6166, 6176, 6186, 6196, 6208, 6222, 6236, 6250, 6264, 6278, 6292, 6306 Kathleen Avenue and 6337, 6349, 6359, 6371, 6381 Willingdon Avenue, from Residential District (R5) to Comprehensive Development District (CD), based on the RM3, RM4 and RM5 District Use and Density).

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 #43/82 be now terminated."

CARRIED UNANIMOUSLY

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN NIKOLAI:

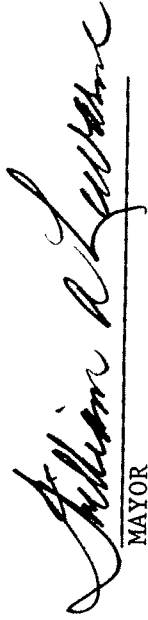
"THAT this Public Hearing do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 19:38 h.

Confirmed:

Certified Correct:

  
MAYOR

  
MUNICIPAL CLERK'S ASSISTANT

THE CORPORATION OF THE DISTRICT OF BURNABY  
ZONING BYLAW AMENDMENT

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 MARCH 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 amendment to "Burnaby Zoning Bylaw 1965":

1. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON RM3, RM4 AND RM5 DISTRICT USE AND DENSITY)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 12, 1983" - BYLAW NO. 8039

Rezoning Reference #43/82

Lots 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, Block 35, D.L. 151 and 153, Plan 1319; Lots 10, 11, 12, 13, 14, Block 36, D.L. 151 and 153, Plan 1263; Lots 17, 18, 19 S.40 feet, Lots 19, 20, Pcl. "B", Expl. Plan 9434.

6146, 6156, 6176, 6186, 6196, 6208, 6222, 6236, 6250, 6264, 6278, 6292, 6306 Kathleen Avenue and 6337, 6349, 6359, 6371, 6381 Willingdon Avenue - located on the east side of Kathleen Avenue between Mayberry and Beresford Streets and the northwest corner of Mayberry Street and Willingdon Avenue.

The intent of the proposed bylaw is to rezone the site to accommodate a detailed Phase I development composed of two lowrise apartments and a Phase II development outlined in concept, composed of two highrise apartments. The Phase II portion of the site is to be zoned as vacant land requiring the submission of a detailed development in conjunction with a future amendment rezoning application.

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 in 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 Friday, 1983 March 11 at 12:00 h up to 16:30 on Tuesday, 1983 March 22.

James Hudson  
MUNICIPAL CLERK