

1984 SEPTEMBER 18

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1984 September 18 at 7:30 p.m.

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

Alderman A.H. Emmott
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman V.V. Stusiak

ABSENT: Alderman D.N. Brown
Alderman D.P. Drummond
Alderman D.A. Lawson
Alderman G.H.F. McLean

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. A.L. Parr, Director Planning and Building Inspection
Mr. R.D. Seath, Municipal Clerk's Assistant

The Public Hearing was called to order at 7:30 p.m.

1. FROM GENERAL INDUSTRIAL DISTRICT (M2) AND RESIDENTIAL DISTRICT (R5) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

Rezoning Reference #16/83

Parcel 1, D.L. 95, Group 1, Ref. Plan 60693; Part of Lot "C", D.L. 95, Group 1, Plan 16808; Part of Lot 52, Block 2, D.L. 95, Group 1, Map 927, Ref. Plan 6916

6943, 6944 and 6954 - 18th Avenue; 7449 Ayres Avenue and 7485 - 19th Street
- located immediately north of the Edmonds ALRT Station.

The intent of the proposed bylaw is to accommodate a major bus loop and an area for "Kiss and Ride" purposes on lands adjacent to the Edmonds ALRT Station.

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 6943, 6944 and 6954 18th Avenue; 7449 Ayres Avenue and 7485 19th Street from General Industrial District (M2) and Residential District (R5) to Administration and Assembly District (P2).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #16/83 be now terminated."

CARRIED UNANIMOUSLY

2. FROM RESIDENTIAL DISTRICT (R4) AND NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE RM1 MULTIPLE FAMILY RESIDENTIAL DISTRICT REGULATIONS

Rezoning Reference #3/84

Lot 17, Lot 18 Pcl. "A", Expl. P1. 15768, Lot 18 Exc. Pcl. "A" Expl. P1. 15768, Lots 10, 11, 12, 13, & 14, Blk. 2, D.L. 207, Plan 4032

249, 259, 271 Duthie Avenue and 7158, 7160, 7162, 7164, 7170 Barnet Road - located within the northerly portion of the triangular shaped block bounded by Barnet Road, East Hastings Street, Duthie Avenue and Pandora Street.

The intent of the proposed bylaw is to develop the site for low density multiple family residential accommodation.

A letter dated 1984 September 10 was received from Mrs. Margaret M. Bell, 290 Duthie Avenue, stating that she was opposed to this rezoning application.

A letter dated 1984 September 11 was received from Mr. and Mrs. Mario Toteda, 320 Duthie Avenue, stating that they were opposed to the rezoning application.

A petition containing thirty-five (35) signatures was received advising that the undersigned were in favour of the rezoning application. The text of the petition reads as follows:

"Whereas the present zoning is mainly Residential District with 7158, 7160 and 7162 Barnet Road being in the Neighbourhood Institutional District;

And Whereas The Corporation of the District of Burnaby has in the past rejected applications for new improvements on residential lots in the subject site;

And Whereas the present usage of the subject properties are not considered to reflect the development objectives of the Apartment Study and the Residential Growth Management Study;

And Whereas most of the subject site is presently in a state of disrepair and has been a visual liability for a number of years and the vacant lots in the area are used by local residents as a disposal site for vehicles, garbage, landfill materials, etc. In addition to this problem the area is also constantly utilized as a convenient free parking lot by overnight camper vehicles as well as free parking accommodation by numerous truck drivers who live in the neighbourhood and are not allowed to park in their yard or at curbside;

And Whereas the proposed development does appear further to provide for a pleasant interface with the one and two-family structures in the R5 area across the street on Duthie Avenue;

And Further Whereas the 94 underground parking spaces as proposed not only would provide more than ample off-street parking but should also help alleviate any present parking congestion at curbside;

And Finally Whereas the underground parking concept, even though much costlier than regular attached ground level carports, will provide for much of the site area to be retained as usable open space;

Therefore we the undersigned hereby lend our support to the rezoning application #3/84 of MacLean Management Ltd. for the development of 55 townhouses with 94 underground parking stalls as planned and would hope that the Mayor and members of Council would grant the required approvals as expeditiously as possible."

Mr. Thomas Morton, 4137 West 15th Avenue, Vancouver, then addressed the members of Council and advised that he was the architect of the subject rezoning application. Mr. Morton then read from a prepared brief which had been circulated to members of Council present this evening prior to the Public Hearing, the contents of which are contained hereunder:

"We would like to offer for your consideration the following points in support of the application to rezone the land at Duthie and Barnet to RM-1 as designated in your community plan:

1. The land has been designated in the community plan for low density multiple housing for a long time.
2. An application was made for single family homes on this site and was rejected by Burnaby staff.
3. The land has been vacant for some time and has acted as a community dumping ground.

4. This application is on behalf of a non-profit housing co-operative. Some of the members of the co-op are now Burnaby residents living in rented premises. For them this application represents what may be their only opportunity to own their own home.
5. Our application complies with your staff's request that all the cars be parked underground (1.7 cars per dwelling). Thus there will be no cars parked on the street. Access to the garages is from both Duthie and Barnet to evenly divide the traffic load.

Thank you for your consideration."

With respect to a query from a member of Council with respect to the ratio of visitor's parking compared to resident's parking, Mr. Morton advised that there will be eleven visitor parking spaces on site or .2 of the 1.7 parking spaces required per dwelling unit.

Mr. Gordon Kyle, 101 - 5863 Vine Street, Vancouver, then addressed the members of Council and advised that he is the President of Nova Vita Co-Op. With respect to those units located adjacent to Duthie Avenue, Mr. Kyle advised that considerable care had been taken in the designing of these units so that they would resemble a single family dwelling and better blend in with the existing housing stock on the opposite side of Duthie Avenue.

In conclusion, Mr. Kyle advised that he was in favour of this rezoning application.

Mr. Frank A. Lupia, 7207 Pandora Street, then addressed the members of Council and submitted a six page petition containing the signatures of 128 area residents opposed to this rezoning application, the text of which is contained hereunder:

"We the undersigned protest the rezoning application 3/84 from R-4 to RM-1 in the area of Duthie Avenue and Barnet Road. Some of the reasons for this protest are:

- a) Loss in property value for adjacent single family home owners.
- b) Street parking, already congested by the Mountain Shadow Pub patron parking, will be further congested.
- c) Generally encroaching on the privacy of single family homes because of added traffic and congestion, causing deterioration in quality of life for those who own homes in the area."

Mr. Lupia stated that his main concern was with respect to the parking in the neighbourhood which is presently congested due to the location of the Mountain Shadow Pub. Mr. Lupia felt that the movement and parking of vehicles in this area would endanger the lives of many small children residing in the neighbourhood.

The speaker referred to Item 3, Municipal Manager's Report No. 52, 1984 August 20 wherein it is noted that the subject property is presently zoned R4 and P1 Neighbourhood Institutional District. Mr. Lupia further advised that there is an error contained on the sign posted by the applicant on the site which indicates the present zoning of the property to be R5.

Mr. Lupia expressed further concern with respect to the proposed future zoning for Duthie Avenue and felt that eventually there would be apartment type complexes constructed on both sides of Duthie Avenue.

In conclusion, Mr. Lupia advised that he was opposed to this rezoning application.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that he would check the sign posted by the applicant on the site to correct any errors contained therein.

Mr. Walter W. Paulik, 6111 No. 2 Road, Richmond, then addressed the members of Council and submitted a photograph of the sign which has been posted by the applicant on the subject site.

Mrs. Margaret M. Bell, 290 Duthie Avenue, then addressed the members of Council and advised that she is opposed to this rezoning application for the following reasons:

1. 55 condominiums in such a small area will be a congested project, causing deterioration in the quality of life for single family home owners in the area.
2. Loss in property value for adjacent single family home owners.
3. Street parking already congested by the Mountain Shadow Pub patron parking will be further congested. Although the proposed project provides 95 parking spaces, only one parking space will be allocated to each suite, with extra spaces costing more money thus further street parking will be the favourable alternative to most owners or tenants in the project.

Mr. Mario DiTosto, 7005 Maureen Crescent, then addressed the members of Council and advised that he is a regular patron of the Mountain Shadow Pub and in his opinion it is a most respectable operation. At present, the area proposed for rezoning is being utilized by residents in the area as a garbage dump.

In conclusion, Mr. DiTosto advised that he is in favour of this rezoning application.

Mr. Mario Toteda, 320 Duthie Avenue, then addressed the members of Council and advised that he is unable to locate a parking spot in front of his home when he arrives home on a Friday or Saturday night between the hours of 9:30 and 10:00 p.m. In the opinion of Mr. Toteda, the existing rezoning application will only further aggravate the existing parking problems being experienced by residents in the area. Mr. Toteda felt that the proposed 55 unit townhouse development for the area would result in a density much greater than the existing density in the area.

In conclusion, the speaker stated that he would prefer to see duplex dwellings or single family dwellings constructed on this site.

Mr. Douglas Robinson, #308 - 2525 Waterloo Street, Vancouver, then addressed the members of Council and advised that he is employed by Building Independent Living for the Disabled which is a non-profit organization which provides consultant's services to co-operatives in the development stage. With respect to this rezoning application, Mr. Robinson stated considerable concern and effort was expended which resulted in a compatible design of development for this site. Mr. Robinson noted that the occupants of the 55 unit townhouse development will be able as well as disabled people who will not require an off street parking space. Therefore, the on site parking requirements will more than fulfill the needs of the residents with respect to parking.

In conclusion, Mr. Robinson further advised that the Nova Vita Co-Op is an independently owned and operated cooperative which will be able to deal directly with area residents with respect to parking and traffic concerns.

In response to a query from a member of Council as to whether the Co-Operative was satisfied that they have chosen the correct site for this development, Mr. Robinson replied that the Co-Operative is satisfied that this is the correct site for this type of 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 249, 259, 271 Duthie Avenue and 7158, 7160, 7162, 7164, 7170 Barnet Road from Residential District (R4) and Neighbourhood Institutional District (PI) to Comprehensive Development District (CD) based on the RMI Multiple Family Residential District regulations.

1984 September 18

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #3/84 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

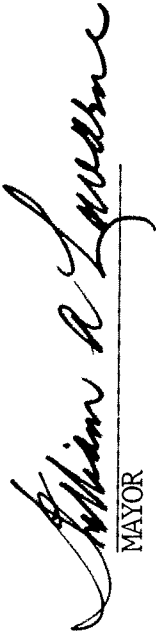
"THAT this Public Hearing (Zoning) do now adjourn."

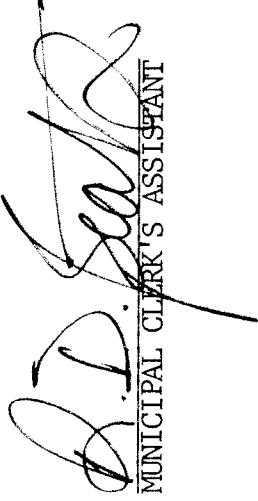
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:20 p.m.

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, 1984 SEPTEMBER 18 AT 7:30 P.M.

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 GENERAL INDUSTRIAL DISTRICT (M2) AND RESIDENTIAL DISTRICT (R5) TO ADMINISTRATION AND ASSEMBLY DISTRICT (P2)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 55, 1984" - BYLAW NO. 8255

Rezoning Reference #16/83

Parcel 1, D.L. 95, Group 1, Ref. Plan 60693; Part of Lot "C", D.L. 95, Group 1, Plan 16808; Part of Lot 52, Block 2, D.L. 95, Group 1, Map 927, Ref. Plan 6916

6943, 6944 and 6954 - 18th Avenue; 7449 Ayres Avenue and 7485 - 19th Street - located immediately north of the Edmonds ALRT Station.

The intent of the proposed bylaw is to accommodate a major bus loop and an area for "Kiss and Ride" purposes on lands adjacent to the Edmonds ALRT Station.

2. FROM RESIDENTIAL DISTRICT (R4) AND NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE RMI MULTIPLE FAMILY RESIDENTIAL DISTRICT REGULATIONS

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 56, 1984" - BYLAW NO. 8256

Rezoning Reference #3/84

Lot 17, Lot 18 Pcl. "A", Expl. Pl. 15768, Lot 18 Exc. Pcl. "A" Expl. Pl. 15768, Lots 10, 11, 12, 13, & 14, Blk. 2, D.L. 207, Plan 4032

249, 259, 271 Duthie Avenue and 7158, 7160, 7162, 7164, 7170 Barnet Road - located within the northerly portion of the triangular shaped block bounded by Barnet Road, East Hastings Street, Duthie Avenue and Pandora Street.

The intent of the proposed bylaw is to develop the site for low density multiple family residential accommodation.

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

Copies of the Director Planning and Building Inspection's reports and related information respecting the subject rezoning applications are available for public examination at the offices of the Planning and Building Inspection Department in the Burnaby Municipal Hall.

Copies 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, 1984 August 24 up to 4:30 p.m. on Tuesday, 1984 September 18.

C.A. Turpin
MUNICIPAL CLERK