

1984 MARCH 20

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1984 March 20 at 19:30 h.

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

Alderman D.P. Drummond
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman V.V. Stusiak

ABSENT:

Alderman D.N. Brown
Alderman A.H. Emmott
Alderman D.A. Lawson

STAFF: 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 19:30 h.

1. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE RM3, RM4 AND COMMUNITY PLAN 7 GUIDELINES

Rezoning Reference #44/80A

Lot 522, D.L. 135, Plan 66413

1690 Augusta Avenue - located at the northeast corner of Halifax Street and Augusta Avenue.

The intent of the proposed bylaw is to rezone the land described to provide for development of two low rise apartment buildings totalling 80 units in place of one of the two high rise towers containing 119 units each for development of which the site is currently zoned.

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 1690 Augusta Avenue from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) based on the the RM3, RM4 and Community Plan 7 guidelines.

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 #44/80A be now terminated."

CARRIED UNANIMOUSLY

2. FROM RESIDENTIAL DISTRICT (R1) TO PARK & PUBLIC USE DISTRICT (P3) AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON RMI AND COMMUNITY PLAN 5 AND 10 GUIDELINES

Rezoning Reference #77/83

Lots 13, 14, 15, Blk. 5, D.L. 4, Plan 2121; Lots 5, 6, Blk. 6 & 7, D.L. 4, Plan 13895; Pcl. "F", Blk. 6, D.L. 4, Plan 845; Pcl. "A" N. 110 ft., Blk. 5, D.L. 4, Plan 4594; Lot 1 of Lot "A", Blk. 5, D.L. 4, Plan 13787, Lots 2, 3, Blk. 5, D.L. 4, Plan 13787; Lot 4, D.L. 4, Plan 13787

3832, 3853, 3864, 3865, 3907, 3920, 3970 Keswick Avenue and 9025, 9045, 9069 Halston Court - located east of Government Street between Home Street and Halston Court.

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The intent of the proposed bylaw is to rezone the land described to accommodate a low density multiple family residential development composed of 68 townhouse units and 22 senior citizens' units.

Mr. Nargis Kakar, 9105 Wiltshire Place, then addressed the members of Council and referred to Section 4.3 of Item 12, Municipal Manager's Report No. 13, 1984 February 20 whereby it is proposed that a land exchange involving the incorporation into the site of Keswick Avenue and the lane in return for the required Horne Street and Halston Court right-of-way, and queried whether the present Halston Court exit would be eliminated and joined with Cardston Court.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that the existing cul-de-sac of Halston Court will remain and the only exit for the development will be to the west to Government Street.

With respect to vehicular access to the site from Horne Street and Halston Court, Mr. Kakar further queried whether Halston Court would be closed permanently.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that the development will have two cul-de-sacs, one being on Horne Street and the other on Halston Court.

Further, the speaker queried whether there is any provision for the construction of a fence separating Wiltshire Place from this development.

Mr. Michael Craigen, representing the developer was in attendance in the Public Gallery, and addressed the assembly at the request of His Worship, Mayor Lewarne, and advised that the construction of a fence has not been made a prerequisite of rezoning, however, this request will be considered in future discussions with the municipality.

With respect to the previous park dedication adjacent to Cardston Court, Mr. Kakar queried as to when this park would be constructed due to the lack of outdoor playing facilities for the children in the area.

His Worship, Mayor Lewarne, advised that the Parks and Recreation Commission will be developing Keswick Park in 1984.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that the park dedication for this development will form part of the ravine/trail system linking Burnaby Mountain with Burnaby Lake Park. The developer will be planting trees within the park, however, there is no provision for the inclusion of playground facilities within this park.

In response to a query from a member of Council whether the speaker was in favour or opposed to this rezoning application, Mr. Kakar responded that he was indifferent and neither favoured nor opposed the rezoning.

In conclusion, Mr. Kakar stated that the present construction in the area has resulted in mud and dirt on Cardston Street adjacent to and leading from the construction site.

His Worship, Mayor Lewarne, advised that it is the responsibility of the developer to ensure that the roads are kept clean, however, if this is not done then the Engineering Department will clean the street and bill the developer.

His Worship, Mayor Lewarne, requested that the Director Engineering look into this matter.

Mr. Wayne E. Etson, #132, 9061 Horne Street, then addressed the members of Council and queried whether the units which will be created will be of a rental nature or strata title, and the percentage of which would be rental units.

His Worship, Mayor Lewarne, advised that the development will be a co-op development and that the municipality is not aware of the number of units, if any, which will be available for rental purposes.

The speaker then expressed concern with respect to the new configuration of Horne Street at Government Street. Mr. Etson was of the opinion that the grade of Government Street to the east of Horne Street would make it extremely difficult to egress from Horne Street onto Government Street, and queried whether the developer had any plans to widen the west end of Horne Street in order to create better visibility for eastbound traffic from Horne Street onto Government Street.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that consideration will be given to truncating the southeast corner of Horne Street at Government Road in order to increase visibility at the intersection.

Mr. Etson then advised that at present there is parking on the north side of Horne Street and queried that when this development is completed will this parking remain or will there in fact be parking on both sides of Horne Street and if not, will there be any provisions to accommodate the overflow parking from developments in the area.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that the status of parking on Horne Street has not been determined as yet, however, the Director Engineering would review the status of on-street parking on Horne Street after the development is complete and determine at that time whether there is to be parking on one side, both sides or no parking at all on Horne Street.

His Worship, Mayor Lewarne, advised that the on-site parking proposed for the development conforms to the requirements of Burnaby Zoning Bylaw 1965, Bylaw No. 4742.

The speaker noted that in Section 5.5 of the report, it states that the parking required and provided will be 149 spaces. The reports states that 84 of these spaces will be located under the residential units and Mr. Etson queried where the other spaces will come from.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that the other spaces will be located on site.

In response to a query from a member of Council as to whether the speaker was in favour or opposed to this rezoning application, Mr. Etson advised that he was opposed.

Mrs. Margaret Woodward, #130, 9061 Horne Street then addressed the members of Council and noted that there is to be 18 visitors parking spaces provided for the proposed 90 units and advised that this was inadequate when at present there are six separate developments in this area which use Horne Street for overflow visitor parking.

His Worship, Mayor Lewarne, advised that the on-site parking is based on 1.7 spaces per townhouse unit and 1.5 spaces per apartment unit which is in conformance with the zoning bylaw.

The speaker then referred to Section 4.5 of the report wherein it is stated that as many existing mature trees as possible are to be retained and buffer strips of retained natural vegetation and appropriate landscaping are to be provided around the perimeter of the development site, and requested assurance from Council that the developer will retain as many of these existing mature trees as possible.

In response to this concern, Mr. A.L. Parr, Director Planning and Building Inspection, advised that the Landscape plan for the area shows that many of the existing mature trees will be retained and in addition to this additional trees will be provided by the developer.

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Mr. Michael E. Leismester, 9165 Wiltshire Place, then addressed the members of Council and queried where this development will exit; onto Halston Court, Government Street or Horne Street?

Mr. A.L. Parr, Director Planning and Building Inspection, advised there will be two cul-de-sac streets serving the development, the easterly one will exit to Halston Street and the westerly one will exit to Horne Street. There will be no access to Government Street other than that at Horne Street.

Mr. Leismester further queried whether this development will create the extension of the existing sidewalk along Government Street to Brighton Avenue.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that any sidewalk extensions would be contained within the development site or on the extension of Horne Street.

The speaker then queried whether the proposed three storey development will be an inground or aboveground type of development.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that the development will occur above ground.

In response to a query from a member of Council whether the speaker was in favour or opposed to this rezoning application, Mr. Leismester advised that he was in favour of this rezoning application.

In response to a query from a member of Council with respect to the need for a sidewalk on Government Street, Mr. A.L. Parr, Director Planning and Building Inspection, advised that it is normal procedure to request the developer to construct a sidewalk on the streets abutting the sites, and that the Planning Department will investigate the need for a sidewalk on Government Street.

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 3832, 3853, 3864, 3865, 3894, 3907, 3920, 3970 Keswick Avenue and 9025, 9045, 9069 Halston Court from Residential District (R1) to Park and Public Use District (P3) and Comprehensive Development District (CD) based on RM1 and Community Plan 5 and 10 guidelines.

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 #77/83 be now terminated."

CARRIED UNANIMOUSLY

3. FROM MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE C3 DISTRICT AND THE METROTOWN DEVELOPMENT PLAN AS A GUIDELINE

Rezoning Reference #86/83

Lots 59, 60, 62, & Lot 63 Exc. N. 16 1/2 ft., D.L. 153, Plan 1191, N.W.D.; Lot 58, Blk. 11, D.L. 151 & 153, Grp. 1, Plan 1191, N.W.D.; Lot 194, Blk. 11, D.L. 153, Plan 61090 N.W.D.

4372, 4374, 4376 Kingsway and 5925, 5933, 5939, 5947 Kathleen Avenue - located southwest of the intersection of Kingsway and Kathleen Avenue.

The intent of the proposed bylaw is to rezone the land described to accommodate a commercial development which conforms to the Metrotown Plan.

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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 4372, 4374, 4376 Kingsway and 5925, 5933, 5939, 5947 Kathleen Avenue from Manufacturing District (M1) to Comprehensive Development District (CD) utilizing the C3 District and Metrotown Development Plan as a guideline.

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 #86/83 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN NIKOLAI:

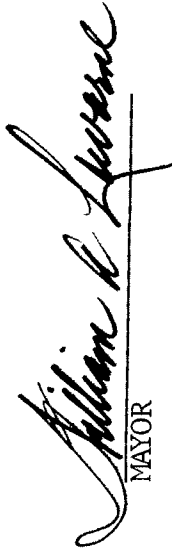
"THAT this Public Hearing (Zoning) do now adjourn."

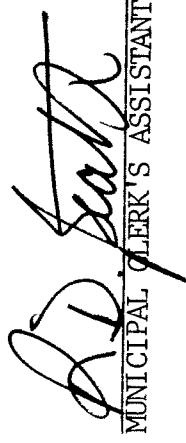
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 20:13 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, 1984 MARCH 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 COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE RM3, RM4 AND COMMUNITY PLAN 7 GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 12, 1984" - BYLAW NO. 8173

Rezoning Reference #44/80A

Lot 522, D.L. 135, Plan 66413

1690 Augusta Avenue - located at the northeast corner of Halifax Street and Augusta Avenue.

The intent of the proposed bylaw is to rezone the land described to provide for development of two low rise apartment buildings totalling 80 units in place of one of the two high rise towers containing 119 units each for development of which the site is currently zoned.

2. FROM RESIDENTIAL DISTRICT (R1) TO PARK & PUBLIC USE DISTRICT (P3) AND COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON RM1 AND COMMUNITY PLAN 5 AND 10 GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 13, 1984" - BYLAW NO. 8174

Rezoning Reference #77/83

Lots 13, 14, 15, Blk. 5, D.L. 4, Plan 2121; Lots 5, 6, Blk. 6 & 7, D.L. 4, Plan 13895; Pcl. "F", Blk. 6, D.L. 4, Plan 845; Pcl. "A" N. 110 ft., Blk. 5, D.L. 4, Plan 4594; Lot 1 of Lot "A", Blk. 5, D.L. 4, Plan 13787, Lots 2, 3, Blk. 5, D.L. 4, Plan 13787; Lot 4, D.L. 4, Plan 13787

3832, 3853, 3864, 3865, 3894, 3907, 3920, 3970 Keswick Avenue and 9025, 9045, 9069 Halston Court - located east of Government Street between Horne Street and Halston Court.

The intent of the proposed bylaw is to rezone the land described to accommodate a low density multiple family residential development composed of 68 townhouse units and 22 senior citizens' units.

3. FROM MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE C3 DISTRICT AND THE METROTOWN DEVELOPMENT PLAN AS A GUIDELINE
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 14, 1984" - BYLAW NO. 8175

Rezoning Reference #86/83

Lots 59, 60, 62, & Lot 63 Exc. N. 16 1/2 ft., D.L. 153, Plan 1191, N.W.D.; Lot 58, Blk. 11, D.L. 151 & 153, Grp. 1, Plan 1191, N.W.D.; Lot 194, Blk. 11, D.L. 153, Plan 61090 N.W.D.

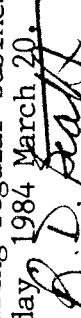
4372, 4374, 4376 Kingsway and 5925, 5933, 5939, 5947 Kathleen Avenue - located southwest of the intersection of Kingsway and Kathleen Avenue.

The intent of the proposed bylaw is to rezone the land described to accommodate a commercial development which conforms to the Metrotown Plan.

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 March 02 up to 16:30 on Tuesday 1984 March 20.


R.D. Seath

MUNICIPAL CLERK'S ASSISTANT