

1984 NOVEMBER 20

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1984 November 20 at 7:30 p.m.

PRESENT: Mayor W.A. Lewarne (In the Chair)  
Alderman D.N. Brown  
Alderman D.P. Drummond  
Alderman A.H. Emmott  
Alderman G.H.F. McLean  
Alderman E. Nikolai  
Alderman L.A. Rankin  
Alderman V.V. Stusiak

ABSENT: Alderman D.A. Lawson

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 RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #46/84

Lot 12, Blk. "N", D.L. 127, Plan 1254 Except Parcel "C", Expl. Pl. 15463

5291 Union Street - located on the north side of Union Street between Howard Avenue and Springer Avenue.

The intent of the proposed bylaw is to subdivide the site into two lots in order to construct two new single family dwellings.

A letter dated 1984 November 14 was received from Mr. & Mrs. K. Swiniarski, 5280 Georgia Street, Burnaby, B.C., V5B 1W4 opposed to this rezoning application.

A letter dated 1984 November 13 was received from Viola M. Darcey, 5299 Union Street, Burnaby, B.C., V5B 1W4 opposed to this rezoning application.

An undated petition containing eight (8) signatures was received from abutting owners advising that the undersigned were in support of this rezoning application.

The text of the petition reads as follows:

"Mr. Mayor, and all members of City Council, we are in accordance with the purchasers of 5291 Union Street, Burnaby, B.C. to accept rezoning, from present R4 to future R9."

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 5291 Union 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 EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #46/84 be now terminated."

CARRIED UNANIMOUSLY

2. FROM AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE RM5 & C3 DISTRICT GUIDELINES

Rezoning Reference #74/69C

Lot A, D.L. 151 & 153, Plan 44574

4211 Kingsway - located between Kingsway and Grange Street east of Barker Avenue.

The intent of the proposed bylaw is to permit the creation of 14 additional dwelling units through the conversion of office to residential space within the two existing apartment towers on the site.

A letter dated 1984 November 15 was received from Mr. B.J. Shpak, #214 - 4211 Kingsway, Burnaby, B.C., V5H 1Z6 in support 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 property at 4211 Kingsway from Amended Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) utilizing the (RM5) and (C3) District 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 #74/69C be now terminated."

CARRIED UNANIMOUSLY

3. FROM TOURIST COMMERCIAL DISTRICT (C5) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Rezoning Reference #58/84

Lot "A" of 8 W 1/2, Blk. 3, D.L. 206, Plan 1071

6574 E. Hastings Street - located on the south side of Hastings Street between Kensington Avenue and Grove Avenue.

The intent of the proposed bylaw is to construct a shopping centre on a site comprising the subject lot and the adjacent lot to the east.

A letter dated 1984 November 20 was received from Mr. Glenn Toppings, 6557 Georgia Street, Burnaby, B.C., V5B 1V9 opposed to this rezoning application.

Mr. Donald M. Spracklin, 6555 Union Street, speaking on behalf of Mr. George W. Edward, 6624 Hastings Street then addressed the members of Council and read from a prepared text, the contents of which are contained hereunder:

"Mr. Edward's property is 52,489 square feet, 421 feet deep and frontage of 124 feet on Hastings.

Mr. Edward welcomes the rezoning and the construction of a shopping centre, which will better serve this trading area. It is a development which is long overdue.

BUT He is concerned with the proposed shopping centre building layout and how it may affect his own property. Specifically, the proposed shopping centre will have a building wing adjoining his property running the full 400 feet, which he feels will box him in, restrict future development and decrease his property value.

He feels Burnaby Council should instruct the developer to reverse the shopping centre plan so that the building wing abuts the west side of their property, next to the present Kensington Plaza Shopping Centre, thereby allowing for future expansion onto Mr. Edward's property, or possibly a medical or office building.

A final point to consider is that the proposed shopping centre plans show the building to be built right up to the west property line of Mr. Edward's. Should not a 400 foot bank of stores have a rear emergency required by the Fire Department and rear access for service vehicles?"

In response to a query from a member of Council, Mr. A.L. Parr, Director Planning and Building Inspection, advised that under the C2 zoning no sideyards are required.

With respect to the comment made by Mr. Spracklin regarding an emergency exit required by the Fire Department, His Worship, Mayor W.A. Lewarne, advised that the building plans submitted by the applicant must be approved by the Burnaby Fire Department who would ensure that there is an emergency exit for this development.

Mr. Ronald Voigt, 220 Turtlehead Road, Belcarra, then addressed the members of Council and advised that he was the agent who handled the sale of the two adjoining properties to Mr. Edward's property.

Mr. Voigt stated that the existing C2 zoning of Mr. Edward's property permits the construction of a building up to the property line and therefore felt that this was not an issue in this case.

The speaker stated that their architect has reviewed the specific requirements for the development of the proposed site and the architect has advised that it will be possible for Mr. Edward to develop his property commercially or otherwise. As an alternative access to Hastings Street should this become necessary, the speaker stated there is a road which has been designated and goes into Mr. Edward's property exiting onto Grove Avenue.

In response to a query from a member of Council, Mr. Voigt advised that he is 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 SUPPORT the rezoning of the property at 6574 E. Hastings Street from Tourist Commercial District (C5) to Community Commercial District (C2).

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 #58/84 be now terminated."

CARRIED UNANIMOUSLY

4. FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE (C2) COMMUNITY COMMERCIAL DISTRICT AS A GUIDELINE

Rezoning Reference #60/84

Lots 2 and 3 Except S. 10 Ft. & Ref. P1. 33213, Blk. 46, D.L. 94S, Plan 4498  
5619 and 5625 Imperial Street - located on the north side of Imperial Street between Kingsway and MacPherson Avenue.

The intent of the proposed bylaw is to develop a two-storey commercial office 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 5619 and 5625 Imperial Street from Service Commercial District (C4) to Comprehensive Development District (CD) utilizing the C2 Community Commercial District as a guideline.

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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 #60/84 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

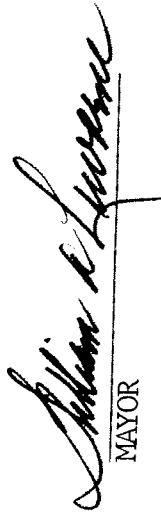
"THAT this Public Hearing (Zoning) do now adjourn."

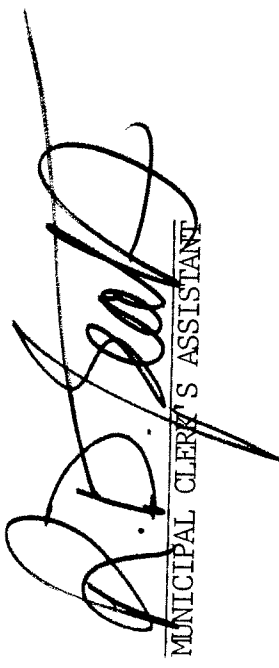
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:47 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 NOVEMBER 20 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 RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 53, 1984" - BYLAW NO. 8250  
Rezoning Reference #46/84  
Lot 12, Blk. "N", D.L. 127, Plan 1254 Except Parcel "C", Expl. Pl. 15463  
5291 Union Street - located on the north side of Union Street between Howard Avenue and Springer Avenue.  
The intent of the proposed bylaw is to subdivide the site into two lots in order to construct two new single family dwellings.
2. FROM AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE RM5 & C3 DISTRICT GUIDELINES  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 67, 1984" - BYLAW NO. 8274  
Rezoning Reference #74/69C  
Lot A, D.L. 151 & 153, Plan 44574  
4211 Kingsway - located between Kingsway and Grange Street east of Barker Avenue.  
The intent of the proposed bylaw is to permit the creation of 14 additional dwelling units through the conversion of office to residential space within the two existing apartment towers on the site.
3. FROM TOURIST COMMERCIAL DISTRICT (C5) TO COMMUNITY COMMERCIAL DISTRICT (C2)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 68, 1984" - BYLAW NO. 8275  
Rezoning Reference #58/84  
Lot "A" of 8 W 1/2, Blk 3, D.L. 206, Plan 1071  
6574 E. Hastings Street - located on the south side of Hastings Street between Kensington Avenue and Grove Avenue.  
The intent of the proposed bylaw is to construct a shopping centre on a site comprising the subject lot and the adjacent lot to the east.

4. FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) UTILIZING THE C2 COMMUNITY COMMERCIAL DISTRICT AS A GUIDELINE

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 69, 1984" - BYLAW NO. 8276

Rezoning Reference #60/84

Lots 2 and 3 Except S. 10 Ft. & Ref. Pl. 33213, Blk. 46, D.L. 94S, Plan 4498  
5619 and 5625 Imperial Street - located on the north side of Imperial Street between Kingsway and MacPherson Avenue.

The intent of the proposed bylaw is to develop a two-storey commercial office building.

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 October 26 up to 4:30 p.m. on Tuesday, 1984 November 20.

C.A. Turpin  
MUNICIPAL CLERK