

1984 AUGUST 21

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1984 August 21 at 7:30 p.m.

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

Alderman D.N. Brown
Alderman A.H. Emmott
Alderman G.H.F. McLean
Alderman V.V. Stusiak

ABSENT: Alderman D.P. Drummond
Alderman D.A. Lawson
Alderman E. Nikolai
Alderman L.A. Rankin

STAFF: Mr. D.G. Stenson, Assistant Director, Current Planning
Mr. T.M. Dmllop, Deputy Municipal Clerk
Mr. R.D. Seath, Municipal Clerk's Assistant

The Public Hearing was called to order at 7:34 p.m.

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

Rezoning Reference #28/84

Lot "D", D.L. 92, Plan 17077

6325 Brantford Avenue - located on the west side of Brantford Avenue between Stanley Street and Imperial Street.

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

A letter dated 1984 June 13 was received from Mrs. Effie Titterton, 6358 Brantford Avenue, stating that she was opposed to 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 6325 Brantford 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 #28/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #39/84

Lot B, Blk. 51, D.L. 189, Plan 10443

118 N. Grosvenor Avenue - located on the east side of Grosvenor Avenue between Cambridge Street and Dundas Street.

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

Mr. James W. Atwater, 135 N. Howard Avenue, then addressed the members of Council and read from a prepared text, the contents of which are contained hereunder:

"As owners of the property at 135 N. Howard, which abutts the above mentioned lot, we object to the proposed rezoning now being considered for this property.

Contrary to the opinion expressed by the Building and Planning Department, we feel that this rezoning will disrupt the prevailing residential character of the neighbourhood.

Over the ten years that we have lived here, redevelopment in this area has consisted primarily of upgrading existing housing or building new housing - in either case, existing larger lot sizes have been retained. To our knowledge, no new two family dwellings have been erected, even though this is permitted under present zoning. As such, the neighbourhood seems to have been upgraded while maintaining the same density and retaining more "open spaces" than would be the case if development was maximized on 33' lots.

Based on this trend of redevelopment, we decided four years ago to redevelop our property and have since spent considerable time and money in upgrading our house. The prevalence of larger lots in the neighbourhood was a primary factor in our decision to make such a major investment in our home.

To date, redevelopment in the area has been non-speculative and this has reflected favourably in the type of housing that exists in our neighbourhood. This rezoning application is made by a real estate agent with the expressed intent of 'selling to a contractor to erect 2 new dwellings.' We submit that this will lead to housing that is not compatible. It seems evident to us that a different quality of house would be built on a 66' lot than would be erected on two 33' lots.

From our point of view, as owners of the property in back of 118 N. Grosvenor, what we see now is a large back yard with lots of open space and greenery. What we envision, should this property be rezoned, is looking at two paved back yard driveways and negligible sideyards typical of the housing that contractors build on 33' lots. (This certainly was the result of the one R9 rezoning approved in this area at 55 N. Ranelagh Avenue.)

It should be noted that all the properties in Block 51 which abutt this lot are large and this subdivision would create two 33 foot lots in the midst of lots ranging from approximately 50 to 66 feet. Eighteen of the twenty-five lots in this block fall within this range.

In summary, we oppose the rezoning of 118 N. Grosvenor for the following reasons:

1. We have made a major investment in our home based on the fact that all lots surrounding our property are in the 50' - 66' range.
2. Although R5 zoned, the immediate residential neighbourhood is essentially single family in character. Creating a new lot would thus increase the density of the neighbourhood. (Even more so, once the precedent of rezoning has been set.)
3. We contend that better quality, more compatible housing would be built on this lot if it were to remain at a 66' width.
4. All eighteen lots in the upper section of Block 51 are in the 50' - 66' width range and two 33' lots in their midst would be incompatible.

We feel that rezoning of 118 N. Grosvenor would disrupt the character of this neighbourhood and we urge Council to reject the proposed change to R9 zoning."

Mrs. Cheryl L. Atwater, 135 N. Howard Avenue, then addressed the members of Council and queried as to why staff recommended this rezoning when the same density could be achieved with the existing (R5) Residential zoning. The speaker stated that she did not understand the purpose in rezoning this property from Residential District (R5) to Residential District (R9).

His Worship, Mayor W.A. Lewarne, then advised the delegation that the same density could be achieved in two 33 foot lots which would have two separate owners whereby a duplex, if strata titled, would achieve the same density.

In response to a query from a member of Council as to whether the delegation was in favour or opposed to this rezoning application, Mrs. Atwater advised that she was definitely opposed.

Mr. Robert P. Rennie, 1980 Sherlock Avenue, then addressed the members of Council and advised that he was the real estate agent who had made application to subdivide the subject property. Mr. Rennie noted that 12 of the 16 lots on the west side of the 100 Block N. Grosvenor Avenue are 33 foot lots.

A letter dated 1984 August 21 was received from Mr. R. Daviduk, 55 N. Grosvenor Avenue, stating that he was opposed to 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 118 N. Grosvenor 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 #39/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #42/84

Lot 5, Blk. 10, D.L. 76, Plan 1885

5762 Woodsworth Street - located on the south side of Woodsworth Street between Douglas Road and Godwin Avenue.

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

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 5762 Woodsworth 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 McLEAN;

"THAT this Public Hearing relating to Rezoning Reference #42/84 be now terminated."

CARRIED UNANIMOUSLY

4. FROM MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE M5 DISTRICT GUIDELINES

Rezoning Reference #43/84

Portion of Lot 52, D.L. 70, Plan 65869 N.W.D.

3185 Willingdon Green - located on the north side of Willingdon Green, west of Beta Avenue and adjacent to the Trans Canada Highway.

The intent of the proposed bylaw is to allow for the sale and development of the site for high quality office/light industrial development as part of the Willingdon Green Executive Park.

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 3185 Willingdon Green from Manufacturing District (M1) to Comprehensive Development District (CD) based on the M5 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 #43/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #44/84

Lot 2, Blk. 50, D.L. 98, Grp. 1, Plan 10519, N.W.D.

5057 Sidley Street - located on the north side of Sidley Street between Royal Oak Avenue and Nelson Avenue.

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

Mr. Alfred Schleifer, 5156 Sidley Street, then addressed the members of Council and advised that he has been a resident on Sidley Street for the past 20 years and he is opposed to this rezoning application. Mr. Schleifer stated that there is mix of single family dwellings and duplexes on Sidley Street and that there are numerous infractions of Burnaby Zoning Bylaw 1965 which have not been resolved. Mr. Schleifer further stated that he is opposed to this rezoning application on the grounds of the extra traffic which would be generated as well as the existing parking problems on Sidley Street which would be further aggravated.

In conclusion, the speaker stated that there should be no further rezoning applications accepted on this portion of Sidley Street until such time as the bylaw infractions in the neighbourhood have been resolved.

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 5057 Sidley 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 McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #44/84 be now terminated."

CARRIED UNANIMOUSLY

6. FROM RESIDENTIAL DISTRICT (R5) AND SERVICE COMMERCIAL DISTRICT (C4) TO COMPREHENSIVE DEVELOPMENT DISTRICT BASED ON THE RM1 AND RM2 GUIDELINES

Rezoning Reference #45/84

Lots 1 and 2, Blk. 17, D.L. 29, Plan 5889; 0.455 Ac., Blk. 17, D.L. 29, E.P. 8261

7710 and 7760 Kingsway - located between Twelfth and Thirteenth Avenue, to the northeast of Kingsway.

The intent of the proposed bylaw is to accommodate a low density multiple family residential development.

Mrs. Jessie M. Beattie, 7665 Kingsway, then addressed the members of Council and queried whether that portion of Thirteenth Avenue from Kingsway to Mary would be constructed to a full standard complete with sidewalks. At present, there are no proper sidewalks on Kingsway from Edmonds Street to Tenth Avenue. The speaker was of the opinion that this portion of Kingsway deserves the same consideration and construction standard which that portion of Kingsway from Edmonds Street to Boundary Road has at present. With respect to the existing building constructed on Twelfth Avenue at Kingsway, Mrs. Beattie stated that the materials used in the construction of this building were of an inferior nature. Mrs. Beattie felt that if a better grade of material went into the construction of the proposed units it would enhance the neighbourhood. Mrs. Beattie stated that this was especially discouraging in that the Municipal Council has in the past encouraged upgrading of the existing uses in the area by way of the Neighbourhood Improvement Program and Residential Rehabilitation Assistance Programs.

In conclusion, Mrs. Beattie stated that she was not opposed to this rezoning application.

His Worship, Mayor W.A. Lewarne, then addressed the delegation and advised that Kingsway from Edmonds Street to Tenth Avenue comes under the jurisdiction of the Provincial Ministry of Transportation and Highways. In addition, the Mayor further advised that the National Building Code would dictate the type of materials used in the construction of the unit as proposed in this rezoning application.

Mr. D.G. Stenson, Assistant Director - Current Planning, then advised the delegation that that portion of the site adjacent to Thirteenth Avenue would be constructed to a full finished standard which would include sidewalks.

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 7710 and 7760 Kingsway from Residential District (R5) and Service Commercial District (C4) to Comprehensive Development District (CD) based on the RM1 and RM2 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 #45/84 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."

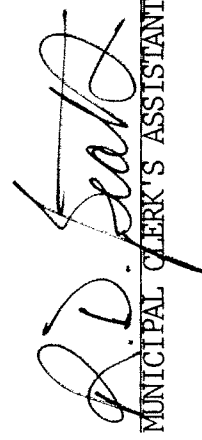
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:10 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 AUGUST 21 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 (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 1984 - BYLAW NO. 8218

Rezoning Reference #28/84

Lot "D", D.L. 92, Plan 17077

6325 Brantford Avenue - located at the west side of Brantford Avenue between Stanley Street and Imperial Street.

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

2. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1984 - BYLAW NO. 8245

Rezoning Reference #39/84

Lot B, Blk. 51, D.L. 189, Plan 10443

118 N. Grosvenor Avenue - located on the east side of Grosvenor Avenue between Cambridge Street and Dundas Street.

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

3. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 1984 - BYLAW NO. 8246

Rezoning Reference #42/84

Lot 5, Blk. 10, D.L. 76, Plan 1885

5762 Woodsworth Street - located on the south side of Woodsworth Street between Douglas Road and Godwin Avenue.

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

4. FROM MANUFACTURING DISTRICT (M1) TO COMPREHENSIVE DEVELOPMENT DISTRICT
(CD) BASED ON THE M5 DISTRICT GUIDELINES
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 1984 - BYLAW NO. 8247

Rezoning Reference #43/84

Portion of Lot 52, D.L. 70, Plan 65869 N.W.D.

3185 Willingdon Green - located on the north side of Willingdon Green, west of Beta Avenue and adjacent to the Trans Canada Highway.

The intent of the proposed bylaw is to allow for the sale and development of the site for high quality office/light industrial development as part of the Willingdon Green Executive Park.

5. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1984" - BYLAW NO. 8248

Rezoning Reference #44/84

Lot 2, Blk. 50, D.L. 98, Grp. 1, Plan 10519, N.W.D.

5057 Sidley Street - located on the north side of Sidley Street between Royal Oak Avenue and Nelson Avenue.

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

6. FROM RESIDENTIAL DISTRICT (R5) AND SERVICE COMMERCIAL DISTRICT (C4) TO
COMPREHENSIVE DEVELOPMENT DISTRICT BASED ON THE RM1 AND R12 GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 1984" - BYLAW NO. 8249

Rezoning Reference #45/84

Lots 1 and 2, Blk. 17, D.L. 29, Plan 5889; 0.455 Ac., Blk. 17, D.L. 29, E.P. 8261

7710 and 7760 Kingsway - located between Twelfth and Thirteenth Avenue, to the northeast of Kingsway.

The intent of the proposed bylaw is to accommodate a low density multiple family residential development.

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 03 up to 7:30 p.m. on Tuesday, 1984 August 21.

C.A. Turpin
MUNICIPAL CLERK