

1984 OCTOBER 23

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1984 October 23 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 D.A. Lawson
Alderman G.H.F. McLean
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman V.V. Stusiak

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 7:30 p.m.

1. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #48/84

Lot "C", D.L. 92, Plan 67790

6134 Brantford Avenue - located on the east side of Brantford Avenue between Oakland Street and Stanley Street.

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

An undated petition containing forty one (41) signatures was received advising that the undersigned were opposed to this rezoning application. The text of the petition reads as follows:

"We the Property Owners on Brantford Avenue and Empress Avenue between Stanley Street and Oakland Street are opposed to the rezoning of our area from R4 to R9. This is in response to the application for subdivision of Lot "C", D.L. 92, Plan 67790, address 6134 Brantford Ave. Our main concern is that this area has only lots 60 feet and larger and such a subdivision would be inconsistent with the neighbourhood.

By this petition, the undersigned request the Council oppose the Subdivision of the lot described above."

Mrs. Ibolya Amphlett, 6137 Brantford Avenue, then addressed the members of Council and referred to the undated petition received from residents in the area who are opposed to this rezoning application. The speaker stated that the petition contained forty-one (41) signatures of area residents who are opposed to this rezoning application.

With respect to the report received from the Director Planning and Building Inspection at the regular Council meeting held on 1984 September 24, the speaker stated that she fully concurs with the negative recommendation received at this time from the Planning and Building Inspection Department.

Further, Mrs. Amphlett felt that if this rezoning application were allowed to proceed the type of development that would be created would not be in keeping with the existing character of development for this area.

Michelle Charlton, 10729 - 144th Street, Surrey, then addressed the members of Council and stated that the proposed subdivision configuration would not be a radical change from the existing lot dimensions for this area. The speaker spoke in favour of this rezoning application and in conclusion, further advised that ninety five (95) percent of the lots in this area are presently zoned Residential District (R4) which permits the construction of a two family dwelling on the subject property.

Mr. Frederick C. Aalten, 6092 Brantford Avenue, then addressed the members of Council and advised that he has recently purchased 6124 Brantford Avenue. Mr. Aalten was of the opinion that the creation of two 36 foot lots in this area would not be in keeping with the existing lot dimensions of other lots in the area.

In response to a query from a member of Council with respect to whether the speaker was aware that the existing Residential District (R4) zoning would permit the construction of a duplex on a 72 foot wide lot, Mr. Aalten advised that he was aware of this possibility and that he was opposed to this rezoning application because it would further aggravate the density situation in this area.

Mr. Mal Collis, 6169 Empress Avenue, then addressed the members of Council and advised that he was concerned with this rezoning application because the existing lots in the area have a predominant frontage of 60 feet or better and the creation of two 36 foot lots would not be in keeping with the existing lot sizes for the area.

In conclusion, Mr. Collis stated that he was opposed to this rezoning application.

Mrs. Gladys L. Aalten, 6092 Brantford Avenue, then addressed the members of Council and advised that she would be most unhappy to see two single family dwellings constructed on 36 foot lots in her area which, in her opinion, would not be in keeping with the existing lot sizes for the area. Mrs. Aalten further stated that she would not be opposed to the construction of a duplex on this site.

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 6134 Brantford Avenue 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 McLEAN

"THAT this Public Hearing relating to Rezoning Reference #48/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #49/84

Lot 40, D.L. 205, Plan 4180

341 S. Fell Avenue - located on the west side of Fell Avenue between Pandora Street and East Hastings Street.

The intent of the proposed bylaw is to subdivide the site into two lots, retain the existing dwelling on one lot and construct a new single family dwelling on the other lot.

Mr. Eric Norberg, 6011 Hastings Street, applicant for this rezoning application, then addressed the members of Council and advised that in his opinion the proposed subdivision configuration of this rezoning application would be in keeping with the existing character of development in the neighbourhood. Mr. Norberg stated that there is a history of small lot development in this area.

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 341 South Fell 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 #49/84 be now terminated."

CARRIED UNANIMOUSLY

3. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #50/84

Lot 4, Blk. 3, D.L. 39, Plan 1466

3926 Spruce Street - located on the south side of Spruce Street between MacDonald Avenue and Smith Avenue.

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

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 3926 Spruce 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 McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #50/84 be now terminated."

CARRIED UNANIMOUSLY

4. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #51/84

Lot 6, Blk. 4, D.L. 39 W 1/2, Plan 1466

3958 Pine Street - located on the south side of Pine Street between MacDonald Avenue and Smith Avenue.

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

This Rezoning Application was **WITHDRAWN** by the applicant on 1984 October 04.

5. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #52/84

Lot 3, Blk. 3, D.L. 39, Plan 1466 NWD

3908 Spruce Street - located on the south side of Spruce Street between MacDonald Avenue and Smith Avenue.

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

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 3908 Spruce 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 McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #52/84 be now terminated."

CARRIED UNANIMOUSLY

6. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)

Rezoning Reference #53/84

Lot 19 of "A", Blk. 2, D.L. 94, Plan 13872

5361 Irving Street - located on the north side of Irving Street between Pearl Avenue and Selma Avenue.

The intent of the proposed bylaw is to subdivide the site into two lots in order to retain the existing single family home on one lot and construct a new single family home on the other lot.

Helen Baker, representing Aurora Realty at 6731 Kingsway, then addressed the members of Council and advised that the existing zoning for this property would permit the construction of a duplex and therefore, in the the speaker's opinion, the subdivision of this site into two lots under the Residential District (R9) zoning would not increase the existing or proposed density for this area. The speaker further stated that there is presently a 40 foot lot located at 6356 Pearl Avenue and a 36 foot lot on Elgin Avenue.

In conclusion, the speaker stated that the vendor is ready and willing to proceed and hoped that this rezoning application would meet with Council approval.

Mrs. A. Zoplotynsky, 6359 Selma Avenue, then addressed the members of Council and advised that when her home was constructed it was built predominantly in the rear portion of the lot and if this rezoning application were allowed to proceed her home would be looking directly into the side yard of the southerly lot which would be created. The speaker stated that she would prefer and, in fact favoured, the development of a duplex on this site.

In conclusion, the speaker stated that she was opposed to this rezoning application.

Mr. Jack Heys, 6126 Denbigh Avenue, then addressed the members of Council and advised that he had applied for a rezoning of his home at 6126 Denbigh Avenue from Residential District (R5) to Residential District (R9) and the application was denied by the Council of the day.

The speaker stated that he approves of Council giving favourable consideration 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 5361 Irving 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 McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #53/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #54/84

Lot 12, Blk. 36, D.L. 30, Plan 3036

7475 - 18th Avenue - located on the north side of Eighteenth Avenue between Humphries and Mary Avenues.

The intent of the proposed bylaw is to enable subdivision of the site into two lots for new single family 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 7475 18th 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 #54/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #55/84

Lot 21, Blk. 8, D.L. 93, Plan 1525

6570 Randolph Avenue - located on the east side of Randolph Avenue between Bryant 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 dwellings.

Mr. James C. McLeod, 6590 Randolph Avenue, then addressed the members of Council and advised that he has resided at his present address for the past 18 years and that the home located at 6590 Randolph Avenue is a heritage home. The speaker stated that he was opposed to this rezoning application because, in his opinion, the lots which would be created would not be in keeping with the existing lot dimensions for the neighbourhood. Mr. McLeod stated that the builder has already started to excavate one of the sites on this property. The speaker further advised that he is opposed to the development of a duplex and the creation of two single family dwellings on this site.

In response to a query from a member of Council, Mr. A.L. Parr, Director Planning and Building Inspection, advised that the parking requirement for the development of this site for two new single family dwellings would be one off street parking space per dwelling unit.

Mrs. Cherie A. McLeod, 6590 Randolph Avenue, then addressed the members of Council and advised that she was opposed to this rezoning application because, in her opinion, it would result in the loss of air and sunshine which she and her family enjoy at 6590 Randolph Avenue.

Mrs. Shelah A. Reljic, 6549 Randolph Avenue, then addressed the members of Council and advised that she is concerned with additional traffic being put on an already very busy residential street. The speaker stated that she was opposed to this rezoning application and expressed further concern with the designated width of a side yard setback in the Residential District (R9) zone being only 3.94 feet.

In conclusion, the speaker was of the opinion that Council should strive to preserve the integrity and quality of life in this neighbourhood.

Mr. Gary E. Kitchen, 6589 Randolph Avenue, then addressed the members of Council and advised that if two single family dwellings were constructed on this property it would create an eyesore in the neighbourhood. Mr. Kitchen stated that he was strongly opposed to this rezoning application because he feels it would not be in keeping with the existing lot sizes for the neighbourhood.

Mr. James Bruyere, 6607 Randolph Avenue, then addressed the members of Council and advised that the construction of two single family dwellings on small lots would not be compatible with the existing housing stock in the area. In addition, Mr. Bruyere stated that there is presently a parking problem on Randolph Avenue whereby at times there is not space available to park one's car on the street.

In conclusion, Mr. Bruyere stated 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 6570 Randolph Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #55/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #57/84

Lot 2, D.L. 74, Plan 68416

5505 Dominion Street - Located on the north side of Dominion Street between Douglas Road and Royal Oak Avenue.

The intent of the proposed bylaw is to subdivide the site into two lots for the purpose of constructing two new single family dwellings.

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 5505 Dominion Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN MCLEAN:

"THAT this Public Hearing relating to Rezoning Reference #57/84 be now terminated."

CARRIED UNANIMOUSLY

10. FROM SERVICE COMMERCIAL DISTRICT (C4) TO GASOLINE SERVICE STATION DISTRICT (C6b)

Rezoning Reference #59/84

Lots 15 Except N 20 ft., 16, 17 & 18, Blk. 12, D.L. 121, Plan 1054

4472 East Hastings Street - located at the southwest corner of E. Hastings Street and Willingdon Avenue.

The intent of the proposed bylaw is to develop a combination self-serve gas station/convenience store on the site.

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 4472 East Hastings Street from Service Commercial District (C4) to Gasoline Service Station District (C6b).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #59/84 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN LAWSON:

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

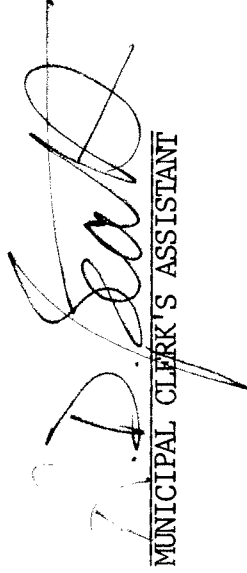
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:37 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 OCTOBER 23 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. 57, 1984" - BYLAW NO. 8264

Rezoning Reference #48/84

Lot "C", D.L. 92, Plan 67790

6134 Brantford Avenue - located on the east side of Brantford Avenue between Oakland Street and Stanley 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 RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 58, 1984" - BYLAW NO. 8265

Rezoning Reference #49/84

Lot 40, D.L. 205, Plan 4180

341 S. Fell Avenue - located on the west side of Fell Avenue between Pandora Street and East Hastings Street.

The intent of the proposed bylaw is to subdivide the site into two lots, retain the existing dwelling on one lot and construct a new single family dwelling on the other lot.

3. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 59, 1984" - BYLAW NO. 8266

Rezoning Reference #50/84

Lot 4, Blk. 3, D.L. 39, Plan 1466

3926 Spruce Street - located on the south side of Spruce Street between McDonald Avenue and Smith Avenue.

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

4. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 60, 1984" - BYLAW NO. 8267

Rezoning Reference #51/84

Lot 6, Blk. 4, D.L. 39 W 1/2, Plan 1466

3958 Pine Street - located on the south side of Pine Street between McDonald Avenue and Smith Avenue.

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

5. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 61, 1984" - BYLAW NO. 8268

Rezoning Reference #52/84

Lot 3, Blk. 3, D.L. 39, Plan 1466 NWD

3908 Spruce Street - located on the south side of Spruce Street between McDonald Avenue and Smith 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 (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 62, 1984" - BYLAW NO. 8269

Rezoning Reference #53/84

Lot 19 of "A", Blk. 2, D.L. 94, Plan 13872

5361 Irving Street - located on the north side of Irving Street between Pearl Avenue and Selma Avenue.

The intent of the proposed bylaw is to subdivide the site into two lots in order to retain the existing single family home on one lot and construct a new single family home on the other lot.

7. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 63, 1984" - BYLAW NO. 8270

Rezoning Reference #54/84

Lot 12, Blk. 36, D.L. 30, Plan 3036

7475 - 18th Avenue - located on the north side of Eighteenth Avenue between Humphries and Mary Avenues.

The intent of the proposed bylaw is to enable subdivision of the site into two lots for new single family development.

8. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 64, 1984" - BYLAW NO. 8271

Rezoning Reference #55/84

Lot 21, Blk. 8, D.L. 93, Plan 1525

6570 Randolph Avenue - located on the east side of Randolph Avenue between Bryant 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 dwellings.

9. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 65, 1984" - BYLAW NO. 8272

Rezoning Reference #57/84

Lot 2, D.L. 74, Plan 68416

5505 Dominion Street - located on the north side of Dominion Street between Douglas Road and Royal Oak Avenue.

The intent of the proposed bylaw is to subdivide the site into two lots for the purpose of constructing two new single family dwellings.

10. FROM SERVICE COMMERCIAL DISTRICT (C4) TO GASOLINE SERVICE STATION DISTRICT (C6b)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 66, 1984" - BYLAW NO. 8273

Rezoning Reference #59/84

Lots 15 Except N 20 ft., 16, 17 & 18, Blk. 12, D.L. 121, Plan 1054

4472 East Hastings Street - located at the southwest corner of E. Hastings Street and Willingdon Avenue.

The intent of the proposed bylaw is to develop a combination self-serve gas station/convenience store on the site.

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 September 28 up to 4:30 p.m. on Tuesday, 1984 October 23.

C.A. Turpin
MUNICIPAL CLERK