

1985 FEBRUARY 19

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1985 February 19 at 7:30 p.m.

PRESENT: Acting Mayor Nikolai (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 L.A. Rankin (7:34 p.m.)  
Alderman V.V. Stusiak

ABSENT: Mayor W.A. Lewarne

STAFF: Mr. D.G. Stenson, Assistant Director - Current Planning  
Mr. R.D. Seath, Municipal Clerk's Assistant

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

1. FROM SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Rezoning Reference #85/84

Lot 93, D.L. 143/148, Plan 51478

8751 Forest Grove Drive - located on the south slope of Burnaby Mountain and consists of Enclave 7 of the Burnaby 200 Plan.

The intent of the proposed bylaw is to accommodate the development of low density multiple family housing in accordance with the adopted Community Plan.

Mr. Michael Craigen, United Properties Ltd., #600 - 601 West Broadway, Vancouver then addressed the members of Council and advised that he was present this evening to answer any queries which may arise respecting this rezoning application.

Mr. Brian Ferguson, #17 - 8763 Ash Grove Crescent, then addressed the members of Council and advised that he was speaking on behalf of the membership of Pine Ridge Housing Cooperative who are opposed to this rezoning application. The Pine Ridge Cooperative Housing Association is opposed to this rezoning application because, in their opinion, the developer demonstrated a lack of concern for adhering to the intent of zoning regulations regarding the preservation of natural conservation areas on Burnaby Mountain. The speaker then produced a series of photographs of the natural conservation areas around the perimeter of a site developed in the immediate area by the developer, United Properties Ltd. These photographs were then circulated to the members of Council. Mr. Ferguson further stated that this matter had been brought before Council previously when the developer was developing the Mountain Village Project which lacked a natural conservation perimeter along the common property border. Further negotiations with the developer and Municipal Planning Department resulted in an agreement whereby our Cooperative would provide the land for a plantation site and the developer would provide the stock for planting.

In closing, the Pine Ridge Housing Cooperative requested Council give consideration to the possibility of other developers for development of this site who would be more inclined to adhere to the intent of zoning regulations and build without destroying the very qualities which make Burnaby Mountain an enjoyable place to live.

In response to a query from a member of Council, Mr. D.G. Stenson, Assistant Director - Current Planning, advised that as a prerequisite to approval of the rezoning application the applicant will be requested to ensure that the preservation of existing tree stands be retained and further, in this particular instance the developer has provided a landscape concept plan which indicates their intent to preserve existing trees on the site. The landscape plan also defines the boundary of the properties where existing growth exist and the measures which will be taken to protect those trees during construction and eventual completion of the project. This will include the installation of "snow fencing" in areas where the mutual buffer zone is close to the actual construction activity site.

In response to a further query from a member of Council, Mr. D.G. Stenson, Assistant Director - Current Planning advised that one of the prerequisite conditions of this rezoning application will be the preparation of an acoustic study which will be forwarded to the Environmental Health Department to ensure it meets existing criteria for noise attenuation.

Mr. A. Duffield of Whattlehainum Housing Corporative, #20 - 8720 Forest Grove Drive then addressed the members of Council and submitted a petition containing fifty-nine (59) signatures opposed to this rezoning application.

The text of the petition reads as follows:

"Re: Zoning Reference #85/84  
Lot 93, D.L. 143/148, Plan 51478  
8751 Forest Grove Drive

This petition is drawn and signed in regards to the application for rezoning of the above property.

From: Small Holdings District (A2)

To: Comprehensive Development District (CD)

Those signatures which appear below are opposed to the proposed change in the zoning bylaw, and do not wish the destruction of the only natural part of the mountain. Also the destruction of wildlife, and the only real forest are left undisturbed on the mountain."

In conclusion, the speaker stated that their enclave experiences a drainage problem which is caused from the site immediately north and, in addition, the actual work for this proposed rezoning application will occur in the area of an existing underground pipeline.

Mr. D.R. Slattery, #32 - 8720 Forest Grove Drive, then addressed the members of Council and advised that he was opposed to this rezoning application because, in his opinion, if allowed to proceed one of the last remaining vestiges of green oxygen producing natural habitat would be lost. The speaker expressed concern that further development in this area would only serve to compound existing drainage problems being experienced by existing developments in the area.

In conclusion, the speaker requested Council maintain the site as it currently exists and deny the application for this rezoning application.

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BROWN:

"THAT the applicant for this rezoning application, United Properties Ltd., be permitted to come forward at this time and answer any questions respecting this rezoning application."

CARRIED UNANIMOUSLY

Mr. Michael Craigen, United Properties Ltd., #600 - 601 West Broadway, Vancouver once again addressed the members of Council and advised that it is the intent of United Properties Ltd. to make every effort to retain existing trees and mature growth on the site. This is the cheapest form and most attractive way of landscaping and preserving the natural habitat of the site.

The Advisory Planning Commission wish to advise Council that following their consideration of its rezoning application, a decision was reached to SUPPORT the rezoning of the property at 8751 Forest Grove Drive from Small Holdings District (A2) to Comprehensive Development District (CD).

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #85/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #86/84

Lot 7 of 10, Blk. 2, D.L. 206, Plan 2731

6670 Union Street - located at the southeast corner of Grove Avenue and Union Street.

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

A letter dated 1985 February 9 was received from L. & W. Laakman, 6650 Union Street, Burnaby, B.C. V5B 1W9 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 6670 Union 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 BROWN:

"THAT this Public Hearing relating to Rezoning Reference #86/84 be now terminated."

CARRIED UNANIMOUSLY

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

Rezoning Reference #87/84

Lot 3 W1/2, Blk. 51, D.L. 98, Plan 7864

5007 Sidley Street - located on the north side of Sidley Street between Nelson Avenue and Royal Oak Avenue.

The intent of the proposed bylaw is to permit subdivision of the site into two lots for 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 NOT SUPPORT the rezoning of the property at 5007 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 LAWSON:  
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #87/84 be now terminated."

CARRIED UNANIMOUSLY

4. FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO SERVICE COMMERCIAL DISTRICT (C4)

Rezoning Reference #88/84

Parcel "B", Ref. Plan 2552 of Lot 35 of D.L. 94, Grp. 1, Plan 720 N.W.D.;  
Parcel "A", Ref. Plan 4158 of Lot 35 of D.L. 94, Grp. 1, Plan 720 Except S.  
10' and Parcel 1, Ref. Plan 33213 N.W.D.

6726 and 6776 Royal Oak Avenue - located at the northeast corner of Royal Oak Avenue and Imperial Street.

The intent of the proposed bylaw is to develop a single storey multi tenant service commercial building.

Mr. Chris Nieman representing Santini Properties Ltd. and residing at 6230 Sheridan Court, Richmond then addressed the members of Council and read from a prepared text the contents of which is contained hereunder:

"On February 11th, 1985, our architect Bruno Freschi will be addressing Council regarding the Planning Departments design criteria, and road widening requirements (item 1.3 and 1.4) outlined in their report of January 23rd, 1985 (Manager's Report No. 8, Item 9). Due to the fact that only one person may appear as a delegation, I will address the economic and market ramifications of the criteria in this letter.

The Planning Departments comments and design criteria represent a total lack of a very key element in the planning, design and development process. That key element is the economic and market ramifications of the project's design.

The economic viability of the plaza will depend on A.L.R.T., local and metropolitan area customers. These customers will arrive at the project by foot or motor vehicle. The customer, whatever his status, requires convenience in shopping. This correlates to ease of access to both the project and individual shops.

The Planning Department is suggesting a pedestrian courtyard on the West side of the building with no auto parking. This provides convenience to the pedestrian but penalizes the vehicular customers. Our proposal provides for a pedestrian courtyard on the west side of the building with a landscaped buffered parking area. This provides convenience to both pedestrian plus vehicular customers.

The Planning Department is suggesting no access or egress allowed from Royal Oak or Imperial Street. We are proposing two access/egress points, one at Lane Street, and one at Imperial Street. These locations have been designed to Burnaby's safety criteria, and it is believed that with two points neither location would get overloaded as it would with only one location. In addition, two access/egress points will increase the convenience to the customer.

We have been discussing this project with the Planning Department plus made enquiries at the Engineering Department over the previous four months and the Planners report is the first mention of the Royal Oak Road dedication (Item 1.4). We have requested the backup information and traffic studies to support the requirements, but have not received same.

In our opinion, if the parking access/egress and Royal Oak dedication items are changed from our proposal, the project will not proceed as it becomes uneconomic.

In conclusion, we are prepared to proceed with the project as submitted. We have hired the top Architect in British Columbia to design the plaza, and it is believed that Burnaby will benefit both architecturally and monetarily by the project."

Mr. Bruno Freschi, Architect, 1575 West 7th Avenue, Vancouver then addressed the members of Council and advised that he was available for questions or clarification with respect to this rezoning application. Mr. Freschi advised that the drawings for this proposal are on display in the Council Chamber for reference this evening.

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 6726 and 6776 Royal Oak Avenue from Special Industrial District (M4) to Service Commercial District (C4).

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

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN BROWN:

"THAT this Public Hearing relating to Rezoning Reference #88/84 be now terminated."

CARRIED UNANIMOUSLY

5. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON THE RMI MULTIPLE FAMILY RESIDENTIAL DISTRICT REGULATIONS)

Rezoning Reference #3/84A

Lot 1, D.L. 207, Plan 68884

7166 Barnet Road - located within the northerly portion of the triangle block bounded by Barnet Road, East Hastings Street, Duthie Avenue and Pandora Street.

The intent of the proposed bylaw is to convert a proposed recreation room into a 940 square foot two bedroom unit and further construct a new 1,260 square foot free standing single storey building to accommodate the recreation facility located within the interior courtyard area of the project.

Mr. Tom Morton, 4137 West 15th Avenue, Vancouver then addressed the members of Council and advised that his firm is responsible for the development of Nova Vita Housing Cooperative which received approval from the Municipal Council in 1984 December to proceed with a 55 unit townhouse and recreation room under the RM 1 guidelines. The intent of this rezoning is to convert a proposed recreation room into 940 square foot two bedroom unit and further construct a new 1,260 square foot free standing single storey building to accomodate a recreation facility which will be located with the interior courtyard area of the project. The speaker stated that the onsite parking requirements as they presently exist fulfill the parking requirements of the zoning bylaw to permit the addition of one extra unit.

Mr. Donald MacKay, 331 Duthie Avenue then addressed the members of Council and advised that he has no complaints respecting this rezoning application, however, requested that answers be provided to the following questions; what facilities if any will be within this complex, who will the complex be used by, how and by whom will it be supervised, what hours will the complex be open, will it be available for rental for parties by residents of the complex and do the developers plan to use the same idea of a facility when and if the other two phases of this project come on stream?

MOVED BY ALDERMAN BROWN:  
SECONDED BY ALDERMAN LAWSON:

"THAT the architect for this rezoning application, Mr. Tom Morton, be permitted to come forward at this time and answer any questions respecting this rezoning application."

CARRIED UNANIMOUSLY

Mr. Tom Morton, 4137 West 15th Avenue, Vancouver then addressed the members of Council and advised that the recreation room is the same size as that originally proposed and is a one storey unit that has within it an open space for the use of cooperative members only and the hours of operation will be set by the housing cooperative itself.

In response to a query from a member of Council, Mr. Morton advised that the Council of the Housing Cooperative will control the hours of operation, whom the facility is used by and to what use the facility is put too.

Mr. Graham MacLean representing MacLean Management Ltd. and residing at 1459 Chartwell Drive, West Vancouver then addressed the members of Council and advised that the proposed future two phases of this site will be completely separate with respect to the use of the proposed recreation facility for this 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 7166 Barnet Road from Comprehensive Development (CD) to Amended Comprehensive Development District (CD) (based on the RM 1 Multiple Family Residential District Regulations).

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

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN BROWN:

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

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN McLEAN:

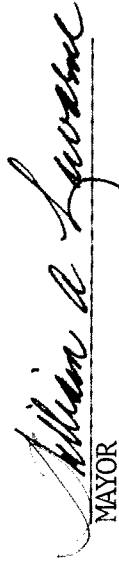
"THAT this Public Hearing (Zoning) do now adjourn."

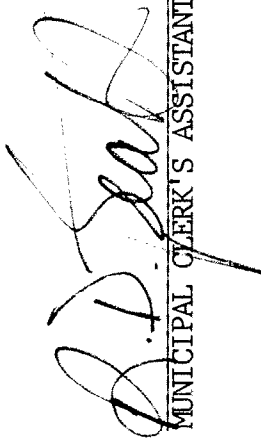
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:54 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, 1985 FEBRUARY 19 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 SMALL HOLDINGS DISTRICT (A2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 1, 1985" - BYLAW NO. 8318

Rezoning Reference #85/84

Lot 93, D.L. 143/148, Plan 51478

8751 Forest Grove Drive - located on the south slope of Burnaby Mountain and consists of Enclave 7 of the Burnaby 200 Plan.

The intent of the proposed bylaw is to accommodate the development of low density multiple family housing in accordance with the adopted Community Plan.

2. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 2, 1985" - BYLAW NO. 8319

Rezoning Reference #86/84

Lot 7 of 10, Blk. 2, D.L. 206, Plan 2731

6670 Union Street - located at the southeast corner of Grove Avenue and Union Street.

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

3. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 3, 1985" - BYLAW NO. 8320

Rezoning Reference #87/84

Lot 3 WL/2, Blk. 51, D.L. 98, Plan 7864

5007 Sidley Street - located on the north side of Sidley Street between Nelson Avenue and Royal Oak Avenue.

The intent of the proposed bylaw is to permit subdivision of the site into two lots for the construction of two new single family dwellings.

4. FROM SPECIAL INDUSTRIAL DISTRICT (M4) TO SERVICE COMMERCIAL DISTRICT (C4)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 4, 1985" - BYLAW NO. 8321

Rezoning Reference #88/84

Parcel "B", Ref. Plan 2552 of Lot 35 of D.L. 94, Grp. 1, Plan 720 N.W.D.;  
Parcel "A", Ref. Plan 4158 of Lot 35 of D.L. 94, Grp. 1, Plan 720 Except S.  
10' and Parcel 1, Ref. Plan 33213 N.W.D.

6726 and 6776 Royal Oak Avenue - located at the northeast corner of Royal  
Oak Avenue and Imperial Street.

The intent of the proposed bylaw is to develop a single storey multi tenant  
service commercial building.

5. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE  
DEVELOPMENT DISTRICT (CD) (BASED ON THE RM1 MULTIPLE FAMILY RESIDENTIAL  
DISTRICT REGULATIONS)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 5, 1985" - BYLAW NO. 8322

Rezoning Reference #3/84A

Lot 1, D.L. 207, Plan 68884

7166 Barnet Road - located within the northerly portion of the triangle  
block bounded by Barnet Road, East Hastings Street, Duthie Avenue and  
Pandora Street.

The intent of the proposed bylaw is to convert a proposed recreation room  
into a 940 square foot two bedroom unit and further construct a new 1,260  
square foot free standing single storey building to accommodate the  
recreation facility located within the interior courtyard area of the  
project.

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  
Monday, 1985 February 4 up to 4:30 p.m. on Tuesday, 1985 February 19.

C.A. Turpin  
MUNICIPAL CLERK