

1986 JULY 22

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1986 July 22 at 7:30 p.m.

PRESENT: Mayor W.A. Lewarne
Alderman R.G. Begin
Alderman D.P. Drummond
Alderman G.H.F. McLean
Alderman L.A. Rankin
Alderman S.G. Veitch

ABSENT: Alderman A.H. Emmott
Alderman E. Nikolai
Alderman V.V. Stusiak

STAFF: Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. R.D. Seath, Administrative Officer II

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

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

Rezoning Reference #5/86

Lot 15, Blk. 28, D.L. 34, Plan 1355

4035 Burke Street - located on the north side of Burke Street between Inman and Patterson Avenues.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots, retain the existing dwelling, and construct one new single family dwelling.

Mr. George Born, 4063 Burke Street, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Born stated that if this rezoning application is allowed to proceed it will further aggravate on street parking problems in the area, which is composed of predominantly large lots.

Mr. Robert E.R. Guy, 5516 Patterson Avenue, then addressed the members of Council and expressed concern with respect to the on street parking situation in the area. Mr. Guy further stated that the creation of single family dwellings on large lots would not be aesthetically pleasing with the existing development in the area.

Mr. Marcello Velenosi, 1435 Renfrew Street, Vancouver, then addressed the members of Council and advised that he was representing his father, Mr. P. Velenosi, who is the applicant for this rezoning application. Mr. Velenosi stated that the subdivision of this property into two lots for single family dwellings represents the best possible use of the land. In addition, the speaker advised that there is high density housing existing in close proximity to this site and that there has been a similar subdivision approved in the immediate block.

In conclusion, Mr. Velenosi stated that if this rezoning application is approved his father would be residing in the existing dwelling and he would be residing in the new proposed single family dwelling.

Mr. Gino Ferronato, 5049 Patterson Avenue, then addressed the members of Council and advised that he approves of the creation of two small lots for single family dwelling development. Mr. Ferronato further stated that there is existing high density development in the immediate block and this proposal would be complimentary to this existing 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 4035 Burke Street from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #5/86 be now terminated."

CARRIED UNANIMOUSLY

2. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON RM4 AND COMMUNITY PLAN 7 GUIDELINES)

Rezoning Reference #44/80B

Lot B, D.L. 135, Plan 68640 NWD

7321 Halifax Street - located at the northeast corner of Halifax Street and Augusta Avenue.

The purpose of the proposed bylaw is to provide for changes to the high-rise residential tower to be developed on the site.

No one appeared in connection with 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 7321 Halifax Street from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) (based on RM4 and Community Plan 7 guidelines).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #44/80B be now terminated."

CARRIED UNANIMOUSLY

3. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE RM2 DISTRICT DENSITY AND USE

Rezoning Reference #22/86

Lot 13, Blk. 4, D.L. 68, Plan 980; Lot 109, D.L. 68, Plan 25771, Lots 31, 32, 33 & 34, Blk. 4, D.L. 68, Plan 12921

3750, 3770, 3780 and 3786 Laurel Street and 3411, 3437 Smith Avenue - located on the south side of Laurel Street west of Smith Avenue.

The purpose of the proposed bylaw is to permit the construction of a residential development composed of apartments and townhouses with underground parking.

Mr. Brian Gardner, 3795 Linwood Street, then addressed the members of Council and advised that he was opposed to the creation of a three storey apartment building on the subject property. If this application is allowed to proceed it will result in the loss of view of the north shore mountains while creating additional demand for on street parking in the neighbourhood. Further, Mr. Gardner expressed concern regarding the loss of privacy which would be experienced in the back yard of his home.

In conclusion, the speaker advised that he preferred to see the area retain its residential zoning.

Mr. Imre M. Bango, 3787 Linwood Street, then addressed the members of Council and advised that this proposal would be disruptive to the predominantly small single family dwellings located in the area. Mr. Bango stated that he is opposed to the proposed height of the three storey apartment building but would be able to support this concept if the height of the apartment building were scaled down.

In conclusion, Mr. Bango expressed further concern with respect to the loss of view which he would experience if this application were allowed to proceed.

Mr. James Hayes, 3781 Linwood Street, then addressed the members of Council and advised that he is opposed to the creation of a three storey apartment building on this site. In the speaker's opinion, the proposed development would not be compatible with existing development in the neighbourhood.

Mr. Graham Crockart, 2247 Folkstone Way, West Vancouver, then addressed the members of Council and advised that he is the architect of this proposal. Mr. Crockart advised that the proposed three storey apartment building would be located in the interior of the site, and because of the slope of the site, the height of the three storey apartment building would be the same height proposed for the two storey houses which will be located around the exterior of this site. Mr. Crockart noted that the proposed height and density of this development are well within the requirements of the Burnaby Zoning Bylaw 1965.

Mr. Thomas M. Granger, 3775 Linwood Street, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Granger stated that this proposed application, if allowed to proceed, would result in increased noise levels, additional on street parking problems and the loss of view of the north shore mountains from his home.

In conclusion, Mr. Granger advised that he preferred to see the site retain its residential zoning.

Doris Sundquist, 3763 Linwood Street, then addressed the members of Council and advised that she too was opposed to this rezoning application. The speaker stated that she is presently upgrading her home and the proposed apartment/townhouses will be facing the rear portion of her property which would result in a loss of view and privacy for her property.

Mr. Edward Mastrodonato, 3177 East 1st Avenue, Vancouver, then addressed the members of Council and advised that he was representing his father, Mr. P. Mastrodonato, who is the owner of 3871 Linwood Street. Mr. Mastrodonato advised that both he and his father are opposed to this rezoning application as it would result in a loss of view and privacy as well as depreciation of property value for his father's property at 3871 Linwood 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 properties at 3750, 3770, 3780 and 3786 Laurel Street and 3411, 3437 Smith Avenue from Residential District (R2) to Comprehensive Development District (CD) (based upon the RM2 District density and use).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #22/86 be now terminated."

CARRIED UNANIMOUSLY

1986 July 22

4. PROPOSED TEXT AMENDMENT TO BURNABY ZONING BYLAW TO REDUCE THE PROPOSED PARKING REQUIREMENTS FOR RESTAURANTS OF 50 SEATS OR LESS

It is proposed that Council initiate an amendment to the Burnaby Zoning Bylaw to reduce the parking requirements for restaurants of 50 seats or less by making them equivalent to the parking requirements for most other commercial uses which might occupy the same premises.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this text amendment, a decision was reached to SUPPORT the proposed text amendment to the Burnaby Zoning Bylaw to reduce the proposed parking requirements for restaurants of 50 seats or less.

There were no further submissions received in connection with this text amendment.

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Bylaw No. 8594 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN RANKIN:

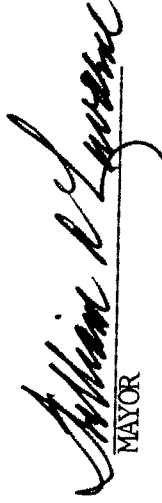
"THAT this Public Hearing (Zoning) do now adjourn."

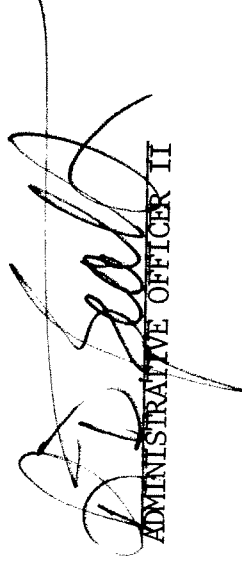
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:10 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER II

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, 1986 JULY 22 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. 67, 1986" - BYLAW NO. 8591

Rezoning Reference #5/86

Lot 15, Blk. 28, D.L. 34, Plan 1355

4035 Burke Street - located on the north side of Burke Street between Inman and Patterson Avenues.

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2. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON RM4 AND COMMUNITY PLAN 7 GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 68, 1986" - BYLAW NO. 8592

Rezoning Reference #44/80B

Lot B, D.L. 135, Plan 68640 NWD

7321 Halifax Street - located at the northeast corner of Halifax Street and Augusta Avenue.

The purpose of the proposed bylaw is to provide for changes to the high-rise residential tower to be developed on the site.

3. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED UPON THE RM2 DISTRICT DENSITY AND USE

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 69, 1986 - BYLAW NO. 8593

Rezoning Reference #22/86

Lot 13, Blk. 4, D.L. 68, Plan 980; Lot 109, D.L. 68, Plan 25771, Lots 31, 32, 33 & 34, Blk. 4, D.L. 68, Plan 12921

3750, 3770, 3780 and 3786 Laurel Street and 3411, 3437 Smith Avenue - located on the south side of Laurel Street west of Smith Avenue.

The purpose of the proposed bylaw is to permit the construction of a residential development composed of apartments and townhouses with underground parking.

4. PROPOSED TEXT AMENDMENT TO BURNABY ZONING BYLAW TO REDUCE THE PROPOSED
PARKING REQUIREMENTS FOR RESTAURANTS OF 50 SEATS OR LESS

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 70, 1986" - BYLAW NO. 8594

It is proposed that Council initiate an amendment to the Burnaby Zoning Bylaw to reduce the parking requirements for restaurants of 50 seats or less by making them equivalent to the parking requirements for most other commercial uses which might occupy the same premises.

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. Submissions will not be received after termination of the Public 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, 1986 June 20 up to 4:30 p.m. on Tuesday, 1986 July 22.

C.A. Turpin
MUNICIPAL CLERK