

1986 SEPTEMBER 23

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1986 September 23 at 7:30 p.m.

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

ABSENT: Alderman R.G. Begin  
Alderman A.H. Emmott  
Alderman L.A. Rankin  
Alderman S.G. Veitch

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection  
Mr. R.D. Seath, Administrative Officer II

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

1. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED UPON RMI AND BURNABY 200 GUIDELINES)

Rezoning Reference #58/85A  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 88, 1986" - BYLAW NO. 8631

Lots 'A' & 'B', D.L. 148, Grp. 1, NWD, Plan 71867

8751 Broadway and 9201 Forest Grove Drive - Located on the south slope of Burnaby Mountain and consists of two lots comprising Enclave 1 of the Burnaby 200 Plan.

The purpose of the proposed bylaw is to accommodate changes in the development plan for 110 townhouse units to be developed on this 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 8751 Broadway and 9201 Forest Grove Drive from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) (based upon RMI and Burnaby 200 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 #58/85A be now terminated."

CARRIED UNANIMOUSLY

2. FROM RESIDENTIAL DISTRICT (R4) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON RM3 AND COMMUNITY PLAN SEVEN GUIDELINES)

Rezoning Reference #20/86  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 89, 1986" - BYLAW NO. 8632

Pc1. "A" (Expl. P1. 14255) of Lot 109, D.L. 135, Grp. 1, Plan 4484; Lot 109, D.L. 135, Grp. 1, Plan 4484 Exc. Pc1. "A" (Expl. P1. 14255); Lot 110, D.L. 135, Grp. 1, Plan 4484 Exc. Pc1. "A" and Road (Expl. P1. 13635); Pc1. "A" (Expl. P1. 13635); Lots 110 & 111, D.L. 135, Grp. 1, Plan 4484; Lots 2, 3 & 4, Blk. 112, D.L. 135, Plan 14053

1641/51/71/81 and 1751 Augusta Avenue and 7261/71/81 Halifax Street - Located on the west side of Augusta Avenue, north of Halifax Street.

The purpose of the proposed bylaw is to accommodate a multi family residential development in conformity with the adopted Community Plan.

Mr. James Threlfall, 4935 Belcarra Road, Belcarra, B.C., then addressed the members of Council and advised that he was representing his parents, John S. and Margaret E. Threlfall, 7215 Bridlewood Court and, in addition, Lynn Davidson and Mark McNichol, 7213 Bridlewood Court; Jean Dellesalle, 7211 Bridlewood Court; Rose Chan, 1782 Pepperidge Crescent and Julie Takayami, 1780 Pepperidge Crescent. The speaker then referred to the unique multi family development in which these residents reside and strongly suggested that the proposed rezoning should protect the uniqueness of this site while maximizing the existing privacy. Mr. Threlfall then referred to Item 7 of Item 10, Municipal Manager's Report 04, 1982 January 18 wherein it is indicated that the developer proposed a buffer strip, specified building treatment and landscaping would be negotiated to ensure maximum retention of privacy would be maintained for the site on which his parents reside. Mr. Threlfall further suggested that an increased buffer strip and setbacks combined with staggering of buildings on site and a minimum of window exposure facing the existing development would maximize the privacy of his parents' property while complementing the existing development and recognizing the financial investment of existing homeowners in the area.

In response to a query from a member of Council, the Clerk advised that a copy of Item 7 of Item 10, Municipal Manager's Report No. 04, 1982 January 18 would be circulated to all members of Council.

In conclusion, Mr. Threlfall suggested Council take whatever action deemed necessary to protect the capital investment and maintain existing privacy of homeowners in the area.

Mr. A.L. Parr, Director Planning and Building Inspection, then provided a synopsis of site development and its impact on existing development together with the proposed building setback for development of 35 feet which, when combined with the setback of 20 feet for the existing development, would create a 55 foot open space between the existing and proposed development.

Mr. David Simpson, of Davidson/Yuen Architects, 509 Richards Street, Vancouver, then provided the proposed landscape treatment to be applied to the buffer strip between the existing and proposed development.

Mr. Howard Addison, President, Buron Development Ltd., 509 Richards Street, Vancouver, then addressed the members of Council and advised that his company is hoping to achieve a high-class, adult mixture of condominiums on this site.

In response to a query from a member of Council as to whether Buron Development Ltd. has been in contact with those residents opposed to this rezoning application, Mr. Addison advised that his company had no knowledge of the residents' opposition to this proposal.

In response to a further query from a member of Council as to whether Buron Development Ltd. had attempted to acquire the outstanding property at 7237 Halifax Street, Mr. Addison advised that the owner of this property had been offered a sum slightly higher than existing market value, however, the vendor was not interested in selling at this particular time.

Mr. Joseph Padula, 7237 Halifax Street, then addressed the members of Council and requested the building setbacks to the west, east and north of his property.

In response, Mr. A.L. Parr, Director Planning and Building Inspection, advised that the north property line setback will be 25 feet and the east property line setback will be 20 feet from the property line.

In conclusion, Mr. Padula advised that he is opposed to this rezoning application.

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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 1641/51/71/81 and 1751 Augusta Avenue and 7261/71/81 Halifax Street from Residential District (R4) to Comprehensive Development District (CD) (based on RM3 and Community Plan Seven guidelines).

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

MOVED BY ALDERMAN STUSIAK;  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #20/86 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK;  
SECONDED BY ALDERMAN DRUMMOND:

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

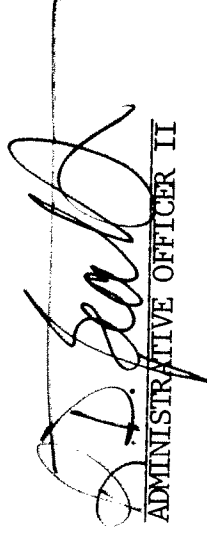
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:06 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 SEPTEMBER 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 COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED UPON RMI AND BURNABY 200 GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 88, 1986" - BYLAW NO. 8631  
Rezoning Reference #58/85A

Lots "A" & "B", D.L. 148, Grp. 1, NWD, Plan 71867

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1641/51/71/81 and 1751 Augusta Avenue and 7261/71/81 Halifax Street - located on the west side of Augusta Avenue, north of Halifax Street.

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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 September 05 up to 4:30 p.m. on Tuesday, 1986 September 23.

C.A. Turpin  
MUNICIPAL CLERK