

1986 MARCH 25

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1986 March 25 at 7:30 p.m.

PRESENT: Acting Mayor E. Nikolai (In the Chair)  
Alderman R.G. Begin  
Alderman D.P. Drummond  
Alderman G.H.F. McLean  
Alderman V.V. Stusiak  
Alderman S.G. Veitch

ABSENT: Mayor W.A. Lewarne  
Alderman A.H. Emmott  
Alderman L.A. Rankin

STAFF: Mr. A.L. Parr, Director Planning & Building Inspection  
Mr. R.D. Seath, Administrative Officer 2

The Public Hearing was called to order at 7:32 p.m.

1. FROM RESIDENTIAL DISTRICT (R4) AND NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE RMI DISTRICT GUIDELINES

Rezoning Reference #86/85

Lots 2, 3, 4, 5, 6, 7, 8 & 9, Blk. 2, D.L. 207, Plan 4032; Lot 1, Blk. 2, D.L. 207, Plan 4032; Lot 23, Blk. 2, exc. Pcl. "A" (Sk 12798), D.L. 207, Plan 4032; Lot 23, Pcl. "A" (EP 12798), Blk. 2, D.L. 207, Plan 4032; Pcl. "A" (EP 15789), Lot 22, Blk. 2, D.L. 207, Plan 4032; Lot 22 exc. expl. pl. 15789, Blk. 2, D.L. 207, Plan 4032; Lot 21, Blk. 2, D.L. 207, Plan 4032

7142/44/46/48/50/52/54/56 Barnet Road and 7091, 7115/19/21/25/45 Hastings Street - located northeast of the intersection of Barnet Road and Hastings Street.

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

Mr. Donald M. MacKay, 331 Duthie Avenue, addressed the members of Council and advised that he has been a resident in the area for 30 years and was not opposed to this rezoning application. However, the speaker advised that he was opposed to the inclusion of 7145 Hastings Street with this development. If 7145 Hastings Street is included with Phase "B", Mr. MacKay felt that Phase "C" will be abandoned. Mr. MacKay was of the opinion that 7145 Hastings Street should not be included with Phase "B" but rather act as a buffer between Phase "B" and the development of Phase "C". Mr. MacKay further stated that if 7145 Hastings Street is included with Phase "B" it would result in a mass area of 3 acres while reducing the mass area for Phase "C" to 1.44 acres thus reducing the development potential of Phase "C".

In conclusion, Mr. MacKay suggested that Council proceed with Phase "B" excluding 7145 Hastings Street which, in his opinion, should be included with Phase "C".

Mr. Carmine Pucci, 6110 Kitchener Street, addressed the members of Council and advised that he was the owner of 7161 Hastings Street. Mr. Pucci stated that he agrees with the comments of the previous speaker and suggested that if 7145 Hastings Street is included with Phase "B" then Phase "C" will not be a viable business proposition thus retarding the future development for this area.

In response to a query from a member of Council regarding the development potential of 7145 Hastings Street, Mr. A.L. Parr, Director Planning and Building Inspection, advised that this property could be included with the development of Phase "C" but, due to the geographic boundaries of the area, would result in an irregularly shaped parcel and if included with Phase "B" would negate this situation from occurring.

Mrs. Ivy Y. Lo, 731 Duthie Avenue, addressed the members of Council and advised that of the seven properties not included with this rezoning application, three of the owners have since moved out of their properties and rented these properties out, which has resulted in a general deterioration in the neighbourhood. Mrs. Lo was of the opinion that if 7145 Hastings Street is included with this development, it would result in the rest of the property owners on Duthie Avenue vacating their homes.

Mrs. Lo further advised that the report from the Director Planning and Building Inspection indicates that there are to be as many existing mature trees retained as possible and questioned how those mature trees adjacent to her property could be retained.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that there is to be a fence constructed on the eastern boundary of this development adjacent to the residential properties on Duthie Avenue and in conjunction there will be a 22 foot setback from the eastern property line to the apartment development at 7145 Hastings Street. Mr. Parr further noted that the Planning and Building Inspection Department will continue to work with the developer to ensure that as many existing mature trees as possible are retained.

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 7142/44/46/48/50/52/54/56 Barnet Road and 7091, 7115/19/21/25/45 Hastings Street from Residential District (R4) and Neighbourhood Institutional District (P1) to Comprehensive Development District (CD) based on the RMI district guidelines.

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

MOVED BY ALDERMAN STUSIAK:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #86/85 be now terminated."

CARRIED UNANIMOUSLY

2. FROM LIGHT INDUSTRIAL DISTRICT (M5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE M2 and M5 DISTRICT GUIDELINES

Rezoning Reference #90/85

Lot 2, Blk. 6, D.L. 78, Grp. 1, Plan 11087, Except Part on Plan with Bylaw Filed A54179

6934 Greenwood Street - located on the south side of Greenwood Street just east of Winston Street.

The intent of the proposed bylaw is to establish an indoor pistol and rifle range within the existing warehouse building located on the subject property.

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 6934 Greenwood Street from Light Industrial District (M5) to Comprehensive Development District (CD) based on the M2 and M5 district guidelines.

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

1986 March 25

MOVED BY ALDERMAN STUSTAK:  
SECONDED BY ALDERMAN McLEAN:

"THAT this Public Hearing relating to Rezoning Reference #90/85 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN STUSTAK:  
SECONDED BY ALDERMAN McLEAN:

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

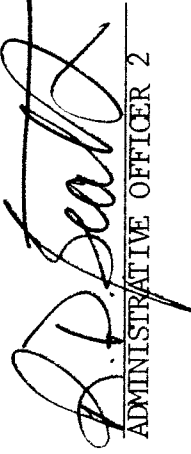
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:03 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER 2

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 MARCH 25 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) AND NEIGHBOURHOOD INSTITUTIONAL DISTRICT (P1) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE RMI DISTRICT GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 20, 1986" - BYLAW NO. 8518

Rezoning Reference #86/85

Lots 2, 3, 4, 5, 6, 7, 8 & 9, Blk. 2, D.L. 207, Plan 4032; Lot 1, Blk. 2, D.L. 207, Plan 4032; Lot 23, Blk. 2, exc. Pcl. "A" (Sk 12798), D.L. 207, Plan 4032; Lot 23, Pcl. "A" (EP 12798), Blk. 2, D.L. 207, Plan 4032; Pcl. "A" (EP 15789), Lot 22, Blk. 2, D.L. 207, Plan 4032; Lot 22 exc. expl. p1. 15789, Blk. 2, D.L. 207, Plan 4032; Lot 21, Blk. 2, D.L. 207, Plan 4032

7142/44/46/48/50/52/54/56 Barnet Road and 7091, 7115/19/21/25/45 Hastings Street - located northeast of the intersection of Barnet Road and Hastings Street.

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

- 2. FROM LIGHT INDUSTRIAL DISTRICT (M5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) BASED ON THE M2 and M5 DISTRICT GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 21, 1986" - BYLAW NO. 8519

Rezoning Reference #90/85

Lot 2, Blk. 6, D.L. 78, Grp. 1, Plan 11087, Except Part on Plan with Bylaw Filed A54179

6934 Greenwood Street - located on the south side of Greenwood Street just east of Winston Street.

The intent of the proposed bylaw is to establish an indoor pistol and rifle range within the existing warehouse building located on the subject property.

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, 1986 February 28 up to 4:30 p.m. on Tuesday, 1986 March 25.

C.A. Turpin  
MUNICIPAL CLERK