

1986 AUGUST 26

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1986 August 26 at 7:30 p.m.

PRESENT: Mayor W.A. Lewarne (In the Chair)

Alderman R.G. Begin
Alderman A.H. Emmott
Alderman G.H.F. McLean
Alderman L.A. Rankin
Alderman S.G. Veitch

ABSENT: Alderman D.P. Drummond
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 PARK AND PUBLIC USE DISTRICT (P3) TO RESIDENTIAL DISTRICT (R3)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 73, 1986" - BYLAW NO. 8609

Rezoning Reference #51/86

Lot 1, Blk. 3, D.L. 13, Plan 3046, Grp. 1, NWD; Lot 2, Blk. 3, D.L. 13, Plan 3046, Grp. 1, NWD

7830 and 7850 Cumberland Street - located on the north side of Cumberland Street at Eleventh Avenue.

The purpose of the proposed bylaw is to permit the subject site to be sold for single family development.

A petition was received containing ninety (90) signatures of abutting residents expressing opposition to this rezoning application. The text of the petition is contained hereunder:

"We the undersigned, being residents of East Burnaby oppose the rezoning application #51/86 from P3 park and public use to R3 residential.

We would like it to remain as a neighbourhood park."

A letter dated 1986 August 20 was received from Marie Bradford, 8530 Karman Avenue, Burnaby, B.C., V3M 2N2 expressing her opposition to this rezoning application.

A letter dated 1986 August 20 was received from Mrs. Gladys Gibson, 13260 - 57th Avenue, Surrey, B.C., V3W 1K1 representing the owner of 8523 Eleventh Avenue, recommending that the subject property remain within the Burnaby Park system.

A letter dated 1986 August 25 was received from Mr. and Mrs. J. Merkus, 8512 Karman Avenue, Burnaby, B.C., V3N 2M2 expressing opposition to this rezoning application.

A letter dated 1986 August 26 was received from J. & E. Thompson, 8522 Karman Avenue, Burnaby, B.C., V3N 2M2 expressing opposition to this rezoning application.

An undated letter was received from James and Gayle Gibson, 8523 Eleventh Avenue, Burnaby, B.C., V3N 2P6 expressing their opposition to this rezoning application.

Mr. George W. Stewart, 8450 Eleventh Avenue, then addressed the members of Council and advised that he was representing concerned residents of east Burnaby who are opposed to this rezoning application. Mr. Stewart further advised that the residents of the area prefer that this area be retained for park and public use. The speaker then expounded on the present use of the land, including those of cycling, walking and nesting area for wild birds and animals. With respect to the proposed tax revenue generated from residential use of this property, Mr. Stewart felt that this proposed revenue would not offset the loss of park and public use for area residents.

In conclusion, Mr. Stewart presented a further petition containing one hundred and eighty-seven (187) signatures of residents who favour the retention of this park. The text of this petition is contained hereunder:

"If you would like to save this park and keep it the way it is (or make it a better park) please sign this petition that will be presented at the meeting on August 26th, 1986."

Mr. Leigh H. Palmer, 5075 Deer Lake Avenue, then addressed the members of Council and advised that there were some one hundred (100) residents present in the Council Chamber this evening who were in support of the retention of this park.

Mr. Eldon E. Noble, 8562 Eleventh Avenue, then addressed the members of Council and advised that he was a residential and business tax payer within the municipality, living in close proximity to the park. Mr. Noble stated that the tax revenue generated from residential use of this property would be of no particular benefit to the municipality and that he was opposed to this rezoning application.

Mr. Campbell Perry, 8554 Eleventh Avenue, then addressed the members of Council and queried why this area is being proposed for residential use when the area has been used as a park over the last fifty to sixty years.

In conclusion, Mr. Perry strongly recommended that this area retain its existing Park and Public Use.

Mrs. Vera C. Twiss, 8597 Karman Avenue, then addressed the members of Council and advised that the park has served the needs of area residents and requested that it retain its Park and Public Use designation.

Mrs. Margaret R. Noble, 8563 Eleventh Avenue, then addressed the members of Council and advised that she jogs some three to four times per week through the park and supports the retention of the park in its present environment.

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 7830 and 7850 Cumberland Street from Park and Public Use District (P3) to Residential District (R3).

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 #51/86 be now terminated."

CARRIED UNANIMOUSLY

2. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 74, 1986" - BYLAW NO. 8610

Rezoning Reference #52/86

Lot 8, D.L. 99, Grp. 1, Plan 1579, NWD

6970 Dow Avenue - located on the east side of Dow Avenue between Imperial and Hurst Streets.

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

A petition was received containing seventeen (17) signatures in favour of the rezoning application and one (1) signature opposed to the subject application.

Mr. Keith Stevenson, 6998 Dow Avenue, then addressed the members of Council and advised that he supports the construction of two single family dwellings on separate lots rather than the construction of a duplex on this property which is permitted under the existing Residential District (R5) zoning. Mr. Stevenson felt that if there were two single family dwellings constructed on this property they would have separate off street parking facilities for vehicles which would help to alleviate the already congested on street parking situation in the area.

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 6970 Dow Avenue 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 EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #52/86 be now terminated."

CARRIED UNANIMOUSLY

3. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 75, 1986 - BYLAW NO. 8611

Rezoning Reference #53/86

Lot 'D', D.L. 91, Grp. 1, Plan 15366, NWD

7594 Imperial Street - located on the southerly side of Imperial Street between Hersham and Gordon Avenues.

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

A petition was received containing four (4) signatures of abutting residents expressing their opposition to the rezoning application. The text of the petition is contained hereunder:

"As immediate neighbours/north side/of the subject property, the undersigned owners and occupiers oppose the proposed rezoning, since the character of the neighbourhood would be disrupted.

We would like to preserve the uniformity of our vicinity, keep dwellings well separated and maintain property values to present standards.

We ask the Council not to approve the above rezoning application."

A letter dated 1986 August 21 was received from Mrs. N.N. Carter, 7621 Imperial Street, Burnaby, B.C., V5E 1P3, expressing opposition to this rezoning application.

A petition was received containing thirteen (13) signatures of abutting residents opposed to this rezoning application. The text of the petition is contained hereunder:

"We, the undersigned, are opposed to two houses being built on two lots approximately 33 feet wide at 7594 Imperial Street, Burnaby."

A letter dated 1986 August 25 was received from R.M. and D.M. Finch, 7614 Imperial Street, Burnaby, B.C., V5E 1A7, expressing opposition to this rezoning application.

A letter dated 1986 August 26 was received from R.C. and L. Wells, 7611 Mayfield Street, Burnaby, B.C., V5E 2J2, expressing opposition to this rezoning application.

Maryann Hawkrige, 7629 Imperial Street, addressed the members of Council and advised that the residents have resided in the area for quite some time with lots ranging in width from 50 to 60 feet. Mrs. Hawkrige was of the opinion that the introduction of small lots into this area would be extremely disruptive to area residents.

In conclusion, Mrs. Hawkrige further advised that she 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 NOT SUPPORT the rezoning of the property at 7594 Imperial 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 EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #53/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 76, 1986" - BYLAW NO. 8612

Rezoning Reference #55/86

Lot 11, Blk. 22, D.L. 74, Grp. 1, Plan 2603, NWD

5110 Dominion Street - located on the south side of Dominion Street between Westminster and Royal Oak Avenues.

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

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 NOT SUPPORT the rezoning of the property at 5110 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 McLEAN:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #55/86 be now terminated."

CARRIED UNANIMOUSLY

5. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 77, 1986" - BYLAW NO. 8613

Rezoning Reference #56/86

Lot 467, D.L. 135, Plan 53876

1130 Duthie Avenue - located on the east side of Duthie Avenue between Curtis Street and Greystone Drive.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing house and construct two new single family dwellings.

A letter dated 1986 August 21 was received from K. Bauder, 1120 Duthie Avenue, with a petition containing forty-five (45) signatures of abutting residents opposed to this rezoning application. The text of the petition is hereunder:

"We the undersigned are opposed to the proposed subdivision and redevelopment of 1130 Duthie Avenue Burnaby (#56-86), from zoning classification R4 to R9, on the grounds of its incompatibility with the neighbourhood as it currently exists. If Council deems changes are advisable in this neighbourhood the changes should not be piecemeal but planned, i.e. a community plan with community involvement."

A letter dated 1986 August 18 was received from E.D. and H.M. Bauder, 1120 Duthie Avenue, Burnaby, B.C., V5A 2R4, expressing their opposition to this rezoning application.

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 NOT SUPPORT the rezoning of the property at 1130 Duthie Avenue from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #56/86 be now terminated."

CARRIED UNANIMOUSLY

6. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 78, 1986" - BYLAW NO. 8614

Rezoning Reference #57/86

Lot 28, D.L. 94, Plan 11289, NWD

6489 Dufferin Avenue - located on the west side of Dufferin Avenue between Irving Street and Kingsway.

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

A petition was received containing three (3) signatures of abutting residents opposed to this rezoning application.

A letter dated 1986 August 13 was received from Mrs. B. Castellani, 5717 Bryant Street, Burnaby, B.C., V5H 1X4 expressing opposition to this rezoning application.

Mr. Ante Bandic, 2073 Meadowood Park, then addressed the members of Council and advised that he was the owner/applicant for this rezoning application and in support thereof. Mr. Bandic circulated a picture to the members of Council present this evening showing the type of home which he is proposing to construct 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 6489 Dufferin Avenue 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 VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #57/86 be now terminated."

CARRIED UNANIMOUSLY

7. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 79, 1986 - BYLAW NO. 8615

Rezoning Reference #58/86

Lot 12, Blk. 32, D.L. 30, Plan 3036

7559 Seventeenth Avenue - located on the northerly side of 17th Avenue between Mary Avenue and Canada Way.

The purpose of the proposed bylaw is to enable subdivision of the site, demolish the existing house, and construct two new single family dwellings.

A letter dated 1986 August 13 was received from Stanley and Gene Skiba, 7550/52 Seventeenth Avenue, Burnaby, B.C., V3N 1L7 expressing their opposition to this rezoning application.

A letter dated 1986 August 20 was received from Harold and Margaret Sinclair, 7537 Seventeenth Avenue, Burnaby, B.C., V3N 1L6, expressing their opposition to this rezoning application.

A petition was receiving containing seventeen (17) signatures of abutting residents opposed to this rezoning application. The text of the petition is contained hereunder:

"We the undersigned do hereby oppose the rezoning of Lot 12, Blk. 32, D.L. 30, Plan 3036; 7559 - 17th Avenue, Burnaby, B.C.

Mrs. Valentia Young, 7571 Seventeenth Avenue, then addressed the members of Council and advised that she was opposed to this rezoning application. The speaker was of the opinion that if this rezoning application is approved, it would further aggravate the already congested density and traffic situation in the neighbourhood.

Mr. Balwant Gill, 5007 Sidley Street, then addressed the members of Council and advised that he was the applicant for this rezoning application and in support thereof. Mr. Gill submitted a petition containing the signatures of 7 abutting residents in support of this rezoning application. The text of the petition is contained hereunder:

"We the undersigned, being residents of 17th Avenue between Mary Ave. and Canada Way, agree to the proposed subdivision of the property 7559 17th Avenue, from R5 to R9."

Mr. John Pihowich, 7572 Eighteenth Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Pihowich favoured the retention of the property in its present configuration for single family dwelling use.

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 7559 Seventeenth Avenue 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 VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #58/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 80, 1986" - BYLAW NO. 8616

Rezoning Reference #59/86

Lot 1, D.L. 93, Plan 9587, NWD

6031 Imperial Street - located on the northeast corner of Imperial Street and Waltham Avenue.

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

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 6031 Imperial 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 VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #59/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 81, 1986" - BYLAW NO. 8617

Rezoning Reference #62/86

Lot 5, Blk. 9, D.L. 29, Plan 3035

7364 Eleventh Avenue - located on the southerly side of 11th Avenue between 13th Avenue and Kingsway.

The purpose of the the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing house and construct two new single family dwellings.

A petition was received containing nine (9) signatures of abutting residents opposed to this rezoning application. A copy of the petition is on file in the office of the Municipal Clerk.

Mrs. Sylvia S.E. Richards, 7382 Eleventh Avenue, then addressed the members of Council and advised that she was diametrically opposed to this rezoning application. Mrs. Richards was of the opinion that if this rezoning application was approved, it would further aggravate the already congested traffic situation in the neighbourhood. Mrs. Richards favoured the retention of this property for quiet single family dwelling use.

In response to a query from a member of Council as to whether the delegation was prepared to petition the area for exclusive single family development only, Mrs. Richards advised that she was prepared to do so.

Mrs. Violet M. Keam, 7381 Eleventh Avenue, then addressed the members of Council and advised that if this rezoning application were approved it would further aggravate the already congested traffic situation on Eleventh Avenue. Mrs. Keam preferred to see the construction of a duplex, which is permitted under the current R5 zoning, rather than the subdivision of the property and the subsequent construction of two single family dwellings.

Mr. Giovanni Marcuzzi, 7345 Eleventh Avenue, then addressed the members of Council and advised that all duplexes in the area are occupied by more families than allowed by the bylaw. Mr. Marcuzzi further 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 NOT SUPPORT the rezoning of the property at 7364 Eleventh Avenue 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 VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #62/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 82, 1986" - BYLAW NO. 8618

Rezoning Reference #63/86

Lot 13, Blk. 33, D.L. 30, Plan 3036, NWD

7543 Eighteenth Avenue - located on the northerly side of 18th Avenue between Mary Avenue and Canada Way.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing house and construct two new single family dwellings.

Mr. John Pihowich, 7572 Eighteenth Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application.

Mr. Kenneth A. Young, 7571 Seventeenth Avenue, then addressed the members of Council and advised that he is opposed to the rezoning of a 66 foot lot which would result in the subdivision of the property and the construction of two separate single family dwellings on 33 foot lots.

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 7543 Eighteenth Avenue 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 VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #63/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 83, 1986" - BYLAW NO. 8619

Rezoning Reference #64/86

Lot 1, Blk. 27, D.L. 34, Plan 1355, NWD

5108 Inman Avenue - located on the southeast corner of Inman Avenue and Brandon Street.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing house and construct two new single family dwellings.

A letter dated 1986 August 07 was received from D.W. Corson, 4055 Brandon Street, Burnaby, B.C., V5G 2P7 expressing opposition to this rezoning application.

A letter dated 1986 August 24 was received from George and Janet Pedersen, 5069 Inman Avenue, Burnaby, B.C., V5G 2Y7 expressing opposition to this rezoning application.

A letter dated 1986 August 25 was received from Mrs. Keena Moller, 5089 Inman Avenue, Burnaby, B.C., V5G 2Y9 expressing opposition to this rezoning application. A petition containing thirty-three (33) signatures of abutting residents opposed to this rezoning application was attached. The text of the petition is contained hereunder:

"We the undersigned are opposed to the rezoning of Planning and Building Inspection Rezoning Reference #64/86. Lot 1, Block 27, D.L. 34, Plan 1355 NWD; From R5 Residential District to R9 Residential District; 5108 Inman Avenue."

Mrs. Janet A. Pedersen, 5069 Inman Avenue, then addressed the members of Council and advised that she is concerned with the present density of duplexes in the area. Mrs. Pedersen stated that she has been a resident in this area for some forty years and is opposed to any type of development resulting in a higher density for the neighbourhood.

In conclusion, Mrs. Pedersen further stated that the proposed development would not be compatible with the existing development in the neighbourhood.

Mrs. Keena Moller, 5089 Inman Avenue, then addressed the members of Council and advised that she is opposed to this rezoning application. Mrs. Moller was concerned that if this rezoning application is approved that other lots of similar size in the area would be developed under the R9 zoning as well.

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 5108 Inman Avenue from Residential District (R5) to Residential District (R9).

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

MOVED BY ALDERMAN McLEAF:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #64/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 84, 1986 - BYLAW NO. 8620

Rezoning Reference #68/86

Lot 2, D.L. 30, Plan 72159

7652 Elwell Street - located on the southerly side of Elwell Street between Mary Avenue and Canada Way.

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

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 NOT SUPPORT the rezoning of the property at 7652 Elwell 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 #68/86 be now terminated."

CARRIED UNANIMOUSLY

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

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 85, 1986" - BYLAW NO. 8621

Rezoning Reference #69/86

Pcl. 2 (Ref. Pl. 6314), Pcl. "B", D.L. 94, Exc. Pcl. "A" (Exp1. Pl. 14650)

6110 Pearl Avenue - located on the east side of Pearl Avenue between Oakland and Irving Avenues.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing home and construct two new single family dwellings.

A letter dated 1986 August was received from Bernice E. Muir, 6130 Pearl Avenue, Burnaby, B.C., V5H 3P9 expressing opposition to this rezoning application.

A letter dated 1986 August 18 was received from Eric Gettling, 6163 Pearl Avenue, Burnaby, B.C., V5H 3P8 expressing opposition to this rezoning application.

A letter dated 1986 August 21 was received from Robert and Margaret Hourston, 6129 Selma Avenue, Burnaby, B.C., V5H 3R1 expressing opposition to this rezoning application.

A letter dated 1986 August 26 was received from Pat Albert, 5262 Oakland Street, Burnaby, B.C., expressing opposition to this rezoning application.

An undated letter was received from D.R. Marcher, 6091 Pearl Avenue, Burnaby, B.C., expressing opposition to this rezoning application.

An undated letter was received from E. & J. Balic, owners of the property at 6092 Pearl Avenue, expressing opposition to this rezoning application.

A letter dated 1986 August 26 was received from Isabelle T. Barry, 5150 Pearl Avenue, Burnaby, B.C., V5H 3P9 expressing opposition to this rezoning application.

Michael A.J. Day, 6210 Pearl Avenue, then addressed the members of Council and advised that he was opposed to this rezoning application. Mr. Day favoured the construction of a duplex on this property which is currently permitted under the Residential District (R4) zoning, rather than the construction of two single family dwellings.

Mr. Satnam Reehal, 5653 Nelson Avenue, then addressed the members of Council and advised that he was the applicant on behalf of the owners for this rezoning application. Mr. Reehal was of the opinion that the construction of two new single family dwellings on this site would enhance and benefit the area.

In response to a query from a member of Council as to whether the delegation was prepared to enter into a restrictive covenant which would restrict the occupancy for single family purposes only, the delegation advised that he would have to pursue this matter with the owner of the property.

Mrs. Isabelle T. Barry, 6150 Pearl Avenue, then addressed the members of Council and advised that she was opposed to this rezoning application. Mrs. Barry stated that there are no sidewalks or lane access for the properties on Pearl Avenue and that the on street parking situation is atrocious. Mrs. Barry was of the opinion that if this rezoning application were allowed to proceed, it would further aggravate these problems.

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 6110 Pearl Avenue from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #69/86 be now terminated."

CARRIED UNANIMOUSLY

14. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 86, 1986" - BYLAW NO. 8622

Rezoning Reference #71/86

Lot 52, D.L. 35, Plan 24708

3845 Moscrop Street - located on the north side of Moscrop Street between Smith and Inman Avenues.

The purpose of the the proposed bylaw is to enable subdivision of the site into two lots, maintain the existing dwelling on one lot, and construct a new dwelling on the other lot.

Mr. Reinhard Nicolay, 5194 Moscrop Street, then addressed the members of Council and advised that he was the owner/applicant for this rezoning application and in support thereof. Mr. Nicolay was of the opinion that the construction of two new single family dwellings on this property would improve and enhance the entire neighbourhood.

In response to a query from a member of Council as to whether the delegation was prepared to enter into a restrictive covenant which would restrict the occupancy for single family purposes only, Mr. Nicolay advised that he was prepared to enter into a restrictive covenant in this regard.

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 3845 Moscrop Street from Residential District (R4) to Residential District (R9).

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

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #71/86 be now terminated."

CARRIED UNANIMOUSLY

15. FROM RESIDENTIAL DISTRICT (R1) TO PARK AND PUBLIC USE DISTRICT (P3)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 87, 1986" - BYLAW NO. 8623

Rezoning Reference #73/86

Portion of Rem. 6 Exc. Ref. Plan 14874 and exc. occupied portion, D.L. 85, Plan 11109

Portion of 5055 Sperling Avenue - located on the southern portion of what is known as the Hart Mansion grounds; bounded by Sperling Avenue, Dale Avenue and the proposed park drive.

The purpose of the proposed bylaw is to allow for the accommodation of a restaurant use within the existing Hart Mansion and to zone the foreshore lands in conformity with the proposed Deer Lake Park plan.

A letter dated 1986 August 14 was received from Marion Morris, Executive Director, Burnaby Family Y.M.C.A., 4970 Canada Way, Burnaby, B.C., V5G 1M2 expressing support for this rezoning application.

Leigh H. Palmer, 5075 Deer Lake Avenue, then addressed the members of Council and advised that he preferred to see a reasonable use of the land for all the residents of Burnaby. Mr. Palmer expressed considerable concern that a "neighbourhood pub" would be developed in conjunction with the development proposed for the site.

Mr. D.G. Stenson, Assistant Director - Current Planning, advised that the proposed zoning of this site does not provide for a neighbourhood pub.

In conclusion, Mr. Palmer was of the opinion that the proposed type of development for this site would not be compatible with existing development in the area.

Mr. Herman C. Jonker, 5155 Sperling Avenue, then addressed the members of Council and queried as to the long term plans for park development west of Sperling Avenue.

Mr. D.G. Stenson, Assistant Director - Current Planning, advised that the long term plan for the area foresees park use right up to the west boundary of Sperling Avenue, however, the acquisition of the remaining properties is currently not a high priority item.

In conclusion, Mr. Jonker advised that he was in support of 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 which is a portion of 5055 Sperling Avenue from Residential District (R1) to Park and Public Use District (P3).

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

1986 August 26

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #73/86 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN McLEAN:
SECONDED BY ALDERMAN EMMOTT:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:31 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 AUGUST 26 AT 7:30 P.M.

in the Muncipal 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 PARK AND PUBLIC USE DISTRICT (P3) TO RESIDENTIAL DISTRICT (R3)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 73, 1986" - BYLAW NO. 8609

Rezoning Reference #51/86

Lot 1, Blk. 3, D.L. 13, Plan 3046, Grp. 1, NWD; Lot 2, Blk. 3, D.L. 13, Plan 3046, Grp. 1, NWD

7830 and 7850 Cumberland Street - located on the north side of Cumberland Street at Eleventh Avenue.

The purpose of the proposed bylaw is to permit the subject site to be sold for single family development.

2. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 74, 1986" - BYLAW NO. 8610

Rezoning Reference #52/86

Lot 8, D.L. 99, Grp. 1, Plan 1579, NWD

6970 Dow Avenue - located on the east side of Dow Avenue between Imperial and Hurst Streets.

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

3. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 75, 1986 - BYLAW NO. 8611

Rezoning Reference #53/86

Lot 'D', D.L. 91, Grp. 1, Plan 15366, NWD

7594 Imperial Street - located on the southerly side of Imperial Street between Hershman and Gordon Avenues.

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

4. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 76, 1986" - BYLAW NO. 8612

Rezoning Reference #55/86

Lot 11, Blk. 22, D.L. 74, Grp. 1, Plan 2603, NWD

5110 Dominion Street - located on the south side of Dominion Street between Westminster and Royal Oak Avenues.

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

5. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 77, 1986" - BYLAW NO. 8613

Rezoning Reference #56/86

Lot 467, D.L. 135, Plan 53876

1130 Duthie Avenue - located on the east side of Duthie Avenue between Curtis Street and Greystone Drive.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing house and construct two new single family dwellings.
6. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 78, 1986" - BYLAW NO. 8614

Rezoning Reference #57/86

Lot 28, D.L. 94, Plan 11289, NWD

6489 Dufferin Avenue - located on the west side of Dufferin Avenue between Irving Street and Kingsway.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots for development of two new single family dwellings.
7. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 79, 1986 - BYLAW NO. 8615

Rezoning Reference #58/86

Lot 12, Blk. 32, D.L. 30, Plan 3036

7559 Seventeenth Avenue - located on the northerly side of 17th Avenue between Mary Avenue and Canada Way.

The purpose of the proposed bylaw is to enable subdivision of the site, demolish the existing house, and construct two new single family dwellings.
8. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 80, 1986" - BYLAW NO. 8616

Rezoning Reference #59/86

Lot 1, D.L. 93, Plan 9587, NWD

6031 Imperial Street - located on the northeast corner of Imperial Street and Waltham Avenue.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots for development of two new single family dwellings.
9. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 81, 1986" - BYLAW NO. 8617

Rezoning Reference #62/86

Lot 5, Blk. 9, D.L. 29, Plan 3035

7364 Eleventh Avenue - located on the southerly side of 11th Avenue between 13th Avenue and Kingsway.

The purpose of the the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing house and construct two new single family dwellings.

10. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 82, 1986" - BYLAW NO. 8618

Rezoning Reference #63/86

Lot 13, Blk. 33, D.L. 30, Plan 3036, NWD

7543 Eighteenth Avenue - located on the northerly side of 18th Avenue between Mary Avenue and Canada Way.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing house and construct two new single family dwellings.

11. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 83, 1986" - BYLAW NO. 8619

Rezoning Reference #64/86

Lot 1, Blk. 27, D.L. 34, Plan 1355, NWD

5108 Inman Avenue - located on the southeast corner of Inman Avenue and Brandon Street.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing house and construct two new single family dwellings.

12. FROM RESIDENTIAL DISTRICT (R5) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 84, 1986 - BYLAW NO. 8620

Rezoning Reference #68/86

Lot 2, D.L. 30, Plan 72159

7652 Elwell Street - located on the southerly side of Elwell Street between Mary Avenue and Canada Way.

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

13. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 85, 1986" - BYLAW NO. 8621

Rezoning Reference #69/86

Pcl. 2 (Ref. Pl. 6314), Pcl. 'B', D.L. 94, Exc. Pcl. 'A' (Expl. Pl. 14650)

6110 Pearl Avenue - located on the east side of Pearl Avenue between Oakland and Irving Avenues.

The purpose of the proposed bylaw is to enable subdivision of the site into two lots, demolish the existing home and construct two new single family dwellings.

14. FROM RESIDENTIAL DISTRICT (R4) TO RESIDENTIAL DISTRICT (R9)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 86, 1986" - BYLAW NO. 8622

Rezoning Reference #71/86

Lot 52, D.L. 35, Plan 24708

3845 Moscrop Street - located on the north side of Moscrop Street between Smith and Inman Avenues.

The purpose of the the proposed bylaw is to enable subdivision of the site into two lots, maintain the existing dwelling on one lot, and construct a new dwelling on the other lot.

15. FROM RESIDENTIAL DISTRICT (R1) TO PARK AND PUBLIC USE DISTRICT (P3)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 87, 1986" - BYLAW NO. 8623

Rezoning Reference #73/86

Portion of Rem. 6 Exc. Ref. Plan 14874 and exc. occupied portion, D.L. 85,
Plan 11109

Portion of 5055 Sperling Avenue - located on the southern portion of what is
known as the Hart Mansion grounds; bounded by Sperling Avenue, Dale Avenue
and the proposed park drive.

The purpose of the proposed bylaw is to allow for the accommodation of a
restaurant use within the existing Hart Mansion and to zone the foreshore
lands in conformity with the proposed Deer Lake Park plan.

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 August 01 up to 4:30 p.m. on Tuesday, 1986 August 26.

C.A. Turpin
MUNICIPAL CLERK