

1987 JUNE 16

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1987 June 16 at 7:30 p.m.

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

Alderman A.H. Emmott

Alderman G.H.F. McLean

Alderman L.A. Rankin

Alderman V.V. Stusiaik

ABSENT:

Alderman R.G. Begin

Alderman D.P. Drummond

Alderman E. Nikolai

Alderman S.G. Veitch

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

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

1. FROM C4 SERVICE COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 33, 1987" - BYLAW NO. 8755

Rezoning Reference #24/87

Lot "E", D.L. 96, Group 1, NWD, Plan 16653

6879 Kingsway - located on the north side of Kingsway between Griffiths Avenue and Sperling Avenue.

The purpose of the rezoning bylaw is to permit the establishment of a neighbourhood public house.

A letter dated 1987 June 07 was received from Ronald R. & Gloria K. Wolfson, 6808 Imperial Street, Burnaby, B.C., V5E 1N2 expressing opposition to this rezoning application.

Sharon Bagshaw, 6135 Portland Street, then addressed the members of Council and advised that she is opposed to this rezoning application. In the speaker's opinion, this area does not need another "pub" and the proposed location is much too close to Burnaby South Senior Secondary School.

Mr. Carlo Micucci, owner of 7141 Griffiths Avenue, which is a multi-tenant apartment building, then addressed the members of Council and advised that the tenants of his apartment building are opposed to this rezoning application. The speaker requested that the applicant for this rezoning application seek a more suitable site for a neighbourhood public house.

Susan A. Devison, 5221 Neville Street, then addressed the members of Council and advised that she is the Chairperson of the Parent Advisory Committee of McPherson Park Junior High whose graduating students will be attending Burnaby South Senior Secondary School. The speaker expressed opposition to the sale of liquor which could be consumed off the premises.

Kari Gullins, 7141 Griffiths Avenue, then addressed the members of Council and advised that he is concerned with the hours of operation and noise which would be generated by a neighbourhood public house. The speaker was of the opinion that the neighbourhood does not want a neighbourhood public house at this location.

In conclusion, the speaker advised that he is opposed to this rezoning application.

Brian Hootie, 6569 Griffiths Avenue, then addressed the members of Council and advised that he supports a neighbourhood public house at this location. The speaker was of the opinion that a neighbourhood public house would be an asset to the area and help to promote better relations between neighbours within the area.

Myrna Taylor, 7917 18th Street, then addressed the members of Council and advised that she is presently employed at the Ship Galley who, to date, have had no trouble with liquor sales.

In conclusion, the speaker stated that she is in support of the neighbourhood public house.

Sam Taylor, 6960 Elwell Street, then addressed the members of Council and advised that he is in support of the rezoning application.

Allen J. Blanchette, 6569 Griffiths Avenue, then addressed the members of Council and advised that he favours the concept of a neighbourhood public house whose patrons would be able to walk from their homes to the public house.

In conclusion, the speaker stated that he is in support of a neighbourhood public house.

Kenneth D. McAteer, 5060 Buxton Street, then addressed the members of Council and advised that he is the Principal of McPherson Park Junior Secondary School. The speaker was of the opinion that the proposed neighbourhood public house would be located much too close to Burnaby South Senior Secondary School.

In conclusion, the speaker stated that he is opposed to this rezoning application.

Cindy Griffiths, 6149 Rumble Street, then addressed the members of Council and advised that she supports the proposed neighbourhood public house as it would be an asset to the entire neighbourhood.

Ruth Woods, 6832 Arcola Street, then addressed the members of Council and advised that if this rezoning application is approved, it would further aggravate the already existing parking problems in the area. The speaker preferred to see a high quality restaurant located at this site.

In conclusion, the speaker stated that she is 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 6879 Kingsway from C4 Service Commercial District to CD Comprehensive Development District (based on C1 Neighbourhood Commercial District 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 #24/87 be now terminated."

Rezoning Reference #116/86

CARRIED UNANIMOUSLY

2. FROM C2 COMMUNITY COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 34, 1987 - BYLAW NO. 8758

Pcl. "C", (Expl. Plan 9396), Lots 5 & 6 exc. the east 48 ft., Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; East 48 ft. Pcl. "C" (Expl. Pl. 9396), Lot 5 and W 1/5 of Lot 6, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; East 1/2 Lot 6, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908 & West 1/2 Lot 7, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; East 1/2 Lot 7, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; West 1/2 of Lot 8, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908, East 1/2 Lot 8, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908 & West 30 ft. of Lot 9, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; Pcl. "A" (G75704E) of Lot 9, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908

5280, 5292, 5308, 5336, 5350, 5364 and 5392 Rumble Street - located on the southwest corner of Rumble Street and Roslyn Avenue just east of Royal Oak Avenue.

The purpose of the rezoning bylaw is to permit the development of a low rise apartment building.

A letter dated 1987 June 04 was received from Stephen D. Clarke, 5408 Rumble Street, Burnaby, B.C., V5J 2C1 expressing opposition to this rezoning application.

A letter dated 1987 June 06 was received from G. StickeI, 5307 Neville Street, Burnaby, B.C., V5A 2H6, expressing opposition to this rezoning application.

An undated letter was received from C. StickeI, 5307 Neville Street, Burnaby, B.C., V5A 2H6, expressing opposition to this rezoning application.

A letter dated 1987 June 15 was received from Mr. and Mrs. T. Morin, 5285 Neville Street, Burnaby, B.C., V5J 2H6, expressing opposition to this rezoning application.

A letter dated 1987 June 16 was received from J. & C. Mozsar, 5275 Neville Street, Burnaby, B.C., V5J 2H6, expressing opposition to this rezoning application.

Robert Openshaw, 5375 Neville Street, then addressed the members of Council and submitted a petition containing 63 signatures of individuals opposed to this rezoning application. The text of the petition is contained hereunder:

"We the undersigned residents of the area adjoining the property of the above proposed are strongly opposed to the proposed project in it's present form. While we recognize the need for improvements to the existing properties, we feel the overall size of the building, and the number and mixture of units proposed is **totally unacceptable** in the middle of a one and two **family** residential area. We believe if the project were to be approved it would inevitably lead to the destruction of our neighbourhood, and serve as a stepping stone for further encroachment of high density housing into other South Slope neighbourhoods. For these reasons we implore Council to **reject the rezoning application (Ref. No. 116/86.)**"

In conclusion, the speaker stated that a multi family development on this property would not be compatible with existing single family development in the area.

Wayne Laary, 7676 Roslyn Street, then addressed the members of Council and advised that the petition referred to by the previous speaker, Robert Openshaw, indicates that everyone in the immediate area is opposed to this proposed development. In addition, the residents within the immediate area of the proposed development are also extremely concerned with the prospect of a four storey structure on this site.

Thomas Ecker, 935A Harris Road, Coquitlam, then addressed the members of Council and advised that he is representing the architectural firm who has designed the proposed multi-family development. Mr. Ecker stated that all amenities are existing in the area to support the proposed development and that parking will be provided as per the bylaw with access/egress to Roslyn Street.

In conclusion, the speaker stated that he is in support of the rezoning application which, in his opinion, would result in a high quality development with considerable consideration being given to the existing single family development in this area.

Beverly J. Eden, 4657 Neville Street, then addressed the members of Council and advised that she is opposed to this rezoning application.

James Woodward, Inter City Housing Cooperative Society, then addressed the members of Council and advised that the proposed development would be managed as a non-profit housing cooperative and as such would be run in a democratic fashion. In the speaker's opinion, the proposed development would be a tremendous asset to the neighbourhood.

Richard C. Stickel, 5307 Neville Street, then addressed the members of Council and advised that his parents were out of town and submitted a letter of opposition from his parents in this regard. The speaker was of the opinion that the proposed development would not be compatible with existing development in the neighbourhood.

Leslie S. Hodgkins, 8639 Armstrong Avenue, then addressed the members of Council and advised that he was representing the owners of the property under consideration for rezoning. In the speaker's opinion, the proposed development would be compatible with existing development in the neighbourhood.

Susan A. Devison, 5221 Neville Street, then addressed the members of Council and advised that she is in support of this rezoning application.

Shiela Simpson, 5375 Neville Street, then addressed the members of Council and advised that she is opposed to the rezoning application which, in her opinion, would further aggravate the teenage delinquency problem already existing in this area.

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 5280, 5292, 5308, 5336, 5350, 5364 and 5392 Rumble Street from C2 Community Commercial District to CD Comprehensive Development District (based on RM3 Multiple Family Residential guidelines).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN EMMOTT:

"THAT this Public Hearing relating to Rezoning Reference #116/86 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1987" - BYLAW NO. 8759
Rezoning Reference #28/87

Lot 6, D.L. 93, Group 1, NWD, Plan 3019

5875 Imperial Street - located on the north side of Imperial Street just east of Russell Avenue, near the intersection of Imperial Street and Kingsway.

The purpose of the rezoning bylaw is to construct a seniors housing development.

A letter dated 1987 June 09 was received from Howard J. Couch, 5897 Imperial Street, Burnaby, B.C., V5J 1G4 expressing opposition to this rezoning application.

Howard J. Couch, 5897 Imperial Street, then addressed the member of Council and advised that he is opposed to this rezoning application. The speaker is extremely concerned with the volume and height of the proposed development which would eliminate the afternoon sunshine presently enjoyed by Mr. Couch in his backyard. The speaker also expressed concern with respect to the applicant obtaining 18 parking spaces off site and, in his opinion, the proposed site coverage would exceed 50 percent of the entire site.

Verdun H. Delgatty, 4012 Carson Street, then addressed the members of Council and advised that he is the architect of this proposed development. Mr. Delgatty, with the aid of artist's renderings and site elevations, then expounded on the attributes which this development would bring to the area.

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 5875 Imperial Street from R5 Residential District to CD Comprehensive Development District (based on P5 Community Institutional District 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 #28/87 be now terminated."

CARRIED UNANIMOUSLY

4. FROM M3 HEAVY INDUSTRIAL DISTRICT TO M3r HEAVY INDUSTRIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 36, 1987" - BYLAW NO. 8760

Rezoning Reference #33/87

Portion of Lot "B", D.L. 10, Grp. 1, NWD, Plan 72477

Portion of 8662 Commerce Court - located within an industrial development east of Commerce Court on the northwest corner of Lougheed Highway and Gagliardi Way.

The purpose of the rezoning bylaw is to permit the establishment of a Sandwich Tree Restaurant.

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 a portion of 8662 Commerce Court from M3 Heavy Industrial District to M3r Heavy Industrial District.

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 #33/87 be now terminated."

CARRIED UNANIMOUSLY

5. FROM M4 SPECIAL INDUSTRIAL DISTRICT TO C4 SERVICE COMMERCIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 1987" - BYLAW NO. 8761

West half of Lot 14, D.L. 94, Group 1, NWD, Plan 720

5250 Grimmer Street - located on the south side of Grimmer Street between Royal Oak Avenue and Kingsway.

The purpose of the rezoning bylaw is to permit the establishment of an automobile and truck rental business.

A letter dated 1987 June 05 was received from Don Gaytman, General Manager, Van-Tel Credit Union, 6632 Royal Oak Avenue, Burnaby, B.C., V5H 3P6 expressing concern with respect to the parking of cars/trucks on the street advertising rentals.

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 5250 Grimmer Street from M4 Special Industrial District to C4 Service Commercial District.

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 #35/87 be now terminated."

CARRIED UNANIMOUSLY

6. FROM R5 RESIDENTIAL DISTRICT AND M2 GENERAL INDUSTRIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M2 GENERAL INDUSTRIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 38, 1987" - BYLAW NO. 8762

Rezoning Reference #42/87

Lot 76, D.L. 171, Grp. 1, NWD, Plan 67185

6669 Tenth Avenue - located in area bounded by Tenth Avenue, the Tenth Avenue/Marine Way Connector right-of-way and Skytrain line.

The purpose of the rezoning bylaw is to accommodate development of a warehouse and open storage yard for B.C. Transit.

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 6669 Tenth Avenue from R5 Residential District and M2 General Industrial District to CD Comprehensive Development District (based on M2 General Industrial District guidelines).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #42/87 be now terminated."

CARRIED UNANIMOUSLY

7. FROM M6 TRUCK TERMINAL DISTRICT TO M2 GENERAL INDUSTRIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 39, 1987" - BYLAW NO. 8763

Lot 97, D.L. 125, Grp. 1, NWD, Plan 54267

5051 Still Creek Street - located on the north side of Still Creek Avenue between Douglas Road and Westminster Avenue.

The purpose of the rezoning bylaw is to permit the construction of a multi-tenant warehouse.

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 5051 Still Creek Street from M6 Truck Terminal District to M2 General Industrial District.

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 #48/87 be now terminated."

CARRIED UNANIMOUSLY

8. CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 1987" - BYLAW NO. 8764

Rezoning Reference #53/87

Lot 178, D.L. 59, Group 1, NWD, Plan 52579

2830 Bainbridge Avenue - located on the northeast corner of Bainbridge Avenue and Lougheed Highway.

The purpose of the rezoning bylaw is to permit the expansion of an existing restaurant by adding a solarium enclosure.

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 2830 Bainbridge Avenue from CD Comprehensive Development District (based on C1 Neighbourhood Commercial District guidelines) to Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District 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 #53/87 be now terminated."

CARRIED UNANIMOUSLY

9. FROM R4 RESIDENTIAL DISTRICT TO P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 41, 1987" - BYLAW NO. 8765

Rezoning Reference #54/87

Lots 283 & 284, D.L. 132, Grp. 1, NWD, Plan 42002
6641 & 6647 Halifax Street - located on the north side of Halifax Street between Sperling Avenue and Kensington Avenue.

The purpose of the rezoning bylaw is to bring the existing church into conformance with the Burnaby Zoning Bylaw in terms of permitted uses in the P1 Neighbourhood Institutional District.

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 6641 and 6647 Halifax Street from R4 Residential District to P1 Neighbourhood Institutional District.

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 #54/87 be now terminated."

1987 June 16

CARRIED UNANIMOUSLY

10. FROM C4 SERVICE COMMERCIAL DISTRICT TO C1 NEIGHBOURHOOD COMMERCIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 42, 1987" - BYLAW NO. 8766

Rezoning Reference #55/87

Lots 43, 44 & 45, D.L. 28, Group 1, NWD, Plan 10459

7472 and 7494 Sixth Street - located on the northerly side of Sixth Street between Sixteenth Avenue and Seventeenth Avenue.

The purpose of the rezoning bylaw is to permit the establishment of a neighbourhood public house.

A letter dated 1987 June 04 was received from T. & M. Codyre, 7943 16th Avenue, Burnaby, B.C., V3N 1R4, expressing opposition to this rezoning application.

A letter dated 1987 June 03 was received from M. & H.I. Miller, 7975 - 17th Avenue, Burnaby, B.C., V3N 1M4, expressing opposition to this rezoning application.

A letter letter dated 1987 June 06 was received from A.M. Griffin, 7968 - 17th Avenue, Burnaby, B.C., V3N 1M3, expressing opposition to this rezoning application.

A letter dated 1987 June 03 was received from Richard and Valerie Agon, 7916 - 17th Avenue, Burnaby, B.C., V3N 1M3, expressing opposition to this rezoning application.

A letter dated 1987 June 06 was received from Gerald A. Matson, 7922 - 17th Avenue, Burnaby, B.C., V3N 1M3, expressing concern about parking, noise and traffic problems in relation to the operation of a neighbourhood public house.

A letter dated 1987 June 10 was received from Ms. Lillian and Mr. V. Holland, 7962 - 17th Avenue, Burnaby, B.C., V3N 1M3, expressing opposition to this rezoning application.

A letter dated 1987 June 16 was received from Mrs. J. Fry, Board of Administration, East Burnaby United Church, 7772 Graham Avenue, Burnaby, B.C., V3N 1V4, expressing opposition to this rezoning application.

A letter dated 1987 June 09 was received from Mrs. Don Coupar, 7955 - 17th Avenue, Burnaby, B.C., V3N 1M4, expressing opposition to this rezoning application.

A letter dated 1987 June 12 was received from Violet D. Cameron, #2 - 7428 - 6th Street, Burnaby, B.C., V3N 3L6, expressing opposition to this rezoning application.

A letter dated 1987 June 15 was received from Mr. Wm. H. Morgan and Mrs. Regina Morgan, 7812 - 17th Avenue, Burnaby, B.C., V3N 1M2, expressing opposition to this rezoning application.

A letter dated 1987 June 16 was received from M. & P. Pelchat, 8053 - 16th Avenue, Burnaby, B.C., V3N 1R6 expressing opposition to this rezoning application.

An undated letter was received from P.W. Pappajohn, M. & P. Mercury Sales Ltd., 7340 - 6th Street, Burnaby, B.C., V3N 3L3, expressing opposition to this rezoning application.

A petition containing 544 signatures was received 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 #55/87 from C4 Service Commercial District to C1 Neighbourhood Commercial District (7472 and 7494 Sixth St.)"

Mr. Frank Gerber, owner of the apartment block at 7428 Sixth Street, then addressed the members of Council and advised that he is opposed to the proposed neighbourhood public house. The speaker was of the opinion that a neighbourhood public house would increase both the noise level and traffic in the neighbourhood and prove to be extremely disruptive to the residents of the area.

Alderman Stusiaak departed from the meeting at 9:04 p.m.

In conclusion, Mr. Gerber expressed further concern with respect to parking and suggested that a neighbourhood public house would generally reduce property values in the area.

Alderman Stusiaak returned to the Council Chamber at 9:06 p.m. and took his place at the Council table.

Mr. Brian Fairfax, 8015 - 16th Avenue, then addressed the members of Council and advised that he is the applicant for this rezoning application. Mr. Fairfax stated that the proposed neighbourhood public house would not affect resident property values in the area and expounded on the attributes of the development of a neighbourhood public house for this site.

In conclusion, Mr. Fairfax stated that he is in support of the rezoning application.

Winnie Chow, 7917 - 14th Avenue, then addressed the members of Council and expressed considerable concern with respect to the damage which alcohol can do to a neighbourhood. Further, the speaker also expressed concern with respect to accidents and parking problems which would result if this rezoning application were approved.

In conclusion, the speaker stated that she is opposed to the rezoning application.

Sigmund Haukeland, 7922 - 18th Avenue, then addressed the members of Council and advised that he has been a resident in the area for 20 years and that the proposed rezoning application is not practical or compatible with existing development in the neighbourhood.

Ole L. Johnson, 7628 - 2nd Street, then addressed the members of Council and advised that the proposed site would not be compatible for the development of a neighbourhood public house.

In conclusion, Mr. Johnson stated that he is opposed to the rezoning application.

Barton R. Ramsay, 7954 - 17th Avenue, then addressed the members of Council and expressed concern with the existing extreme traffic and parking problems associated with the intersection of Sixth Street and 16th Avenue.

In conclusion, Mr. Ramsay stated that he is opposed to this rezoning application.

P. Allen Froese, 7955 16th Avenue, then addressed the members of Council and advised that he was representing the residents in the vicinity of Sixth Street and 16th Avenue who are opposed to this rezoning application. Mr. Froese referred to the petition containing 544 signatures of area residents opposed to this rezoning application and advised that 95 percent of people polled signed the petition in opposition. Mr. Froese further stated that the development of a neighbourhood public house on this site would be detrimental to the existing neighbourhood characteristics and would adversely affect parking, traffic, litter and the quality of life presently enjoyed by residents in this area.

In conclusion, Mr. Froese stated his opposition to this rezoning application.

Denver R. Kinnee, 8067 - 17th Avenue, then addressed the members of Council and advised that the neighbourhood public house would have to draw their clientele from outside the area in order to be successful. The speaker was of the opinion that the area residents would not frequent the proposed neighbourhood public house.

In conclusion, Mr. Kinnee stated his opposition to this rezoning application.

James Smith, 7936 - 18th Avenue, then addressed the members of Council and advised that the proposed site is one half block from Graham Park and approximately two blocks from Edmonds Elementary and Junior High School and as such is opposed to this rezoning application.

John H. Vegt, 8076 - 19th Avenue, then addressed the members of Council and advised that the intersection of Sixth Street and 16th Avenue is present a very dangerous intersection and if the rezoning application were approved, would further aggravate this already dangerous intersection. The speaker also stated that there is a very high crime rate in the area and that the introduction of a neighbourhood public house at this site would further aggravate this situation as well.

In conclusion, Mr. Vegt stated that he is opposed to this rezoning application.

Frederick E. Widmer, 8281 Sixth Street, then addressed the members of Council and advised that he is representing the East Burnaby Ratepayers' Association who are opposed to this rezoning application. Mr. Widmer stated that the main concerns of the East Burnaby Ratepayers' Association are traffic and parking problems which would be created as a result of the development of a neighbourhood public house. In addition, it would also generate additional noise and lower property values in the neighbourhood.

In conclusion, the speaker suggested that a neighbourhood public house be located within an existing shopping mall.

John M.P. Codyre, 7943 - 16th Avenue, then addressed the members of Council and expressed concern with respect to residents' safety in the area. The speaker was also of the opinion that residential property values would decrease if the rezoning application were approved.

In conclusion, the speaker requested that the area be permitted to retain its residential zoning.

Hedley Powell, 7917 - 17th Avenue, then addressed the members of Council and expressed opposition to the rezoning application.

Harry Beck, 7120 Blake Drive, Delta, then addressed the members of Council and advised that he is prepared to invest \$1 million to develop a neighbourhood public house on this site and, in his opinion, this development would not adversely affect nor decrease residential property values in the area. Mr. Beck further suggested that the neighbourhood public house would be a tremendous asset to the neighbourhood and as such, was in support of the rezoning application.

William Chobotuck, 8247 - 16th Avenue, then addressed the members of Council and advised that he is opposed to this rezoning application because it would further increase the already existing traffic and parking problems in the neighbourhood.

Shane Culver, 8080 - 17th Avenue, then addressed the members of Council and advised that he has been a resident in the area for three months and is extremely concerned with the increase in traffic which the development of a neighbourhood public house would bring to the area.

In conclusion, Mr. Culver stated his opposition to this rezoning application.

Catherine Keating, 8098 - 14th Avenue, then addressed the members of Council and advised that she is in support of the rezoning application. The speaker stated that she likes the concept and sociability offered by a neighbourhood public house.

Charlotte Culver, 8080 - 18th Avenue, then addressed the members of Council and advised that the area does not need additional traffic. The speaker expressed concern that the proposed site chosen is in close proximity to the Second Street School and as such expressed her opposition to this rezoning application.

David Musser, 7974 Graham Avenue, then addressed the members of Council and advised that he is opposed to this rezoning application. The speaker requested Council to reject the proposed application for a neighbourhood public house and provide for a more compatible type of development on this property with existing development in the neighbourhood.

Jane Bader, former resident of 8015 - 16th Avenue, then addressed the members of Council and advised that she is in support of the rezoning application which, in her opinion, would be a tremendous attribute to the community.

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: 7472 and 7494 Sixth Street from C4 Service Commercial District to C1 Neighbourhood Commercial District.

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 #55/87 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."

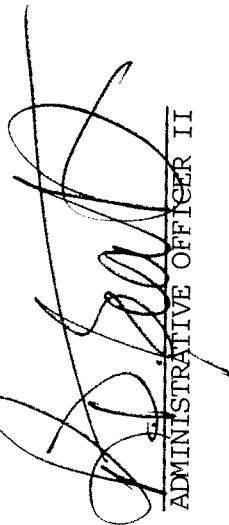
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:07 p.m.

Confirmed:

Certified Correct:


Jim L. Johnson
MAYOR


John A. Johnson
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

TUESDAY, 1987 JUNE 16 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 C4 SERVICE COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1987" - BYLAW NO. 8755
Rezoning Reference #24/87
2. FROM C2 COMMUNITY COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1987 - BYLAW NO. 8758
Rezoning Reference #116/86

Pcl. "C", (Expl. Plan 9396), Lots 5 & 6 exc. the east 48 ft., Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; East 48 ft. Pcl. "C" (Expl. Pl. 9396), Lot 5 and W 1/5 of Lot 6, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; East 1/2 Lot 6, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908 & West 1/2 Lot 7, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; East 1/2 Lot 7, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; West 1/2 of Lot 8, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908, Plan 1908 & West 30 ft. of Lot 9, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908; Pcl. "A" (G75704E) of Lot 9, Blk. 16, D.L. 158, Grp. 1, NWD, Plan 1908 5280, 5292, 5308, 5336, 5350, 5364 and 5392 Rumble Street - Located on the southwest corner of Rumble Street and Roslyn Avenue just east of Royal Oak Avenue.

The purpose of the rezoning bylaw is to permit the development of a low rise apartment building.
3. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1987" - BYLAW NO. 8759
Rezoning Reference #28/87

Lot 6, D.L. 93, Group 1, NWD, Plan 3019

5875 Imperial Street - located on the north side of Imperial Street just east of Russell Avenue, near the intersection of Imperial Street and Kingsway.

The purpose of the rezoning bylaw is to construct a seniors housing development.

4. FROM M3 HEAVY INDUSTRIAL DISTRICT TO M3r HEAVY INDUSTRIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 36, 1987" - BYLAW NO. 8760
- Rezoning Reference #33/87
- Portion of Lot "B", D.L. 10, Grp. 1, NWD, Plan 72477
- Portion of 8662 Commerce Court - located within an industrial development east of Commerce Court on the northwest corner of Lougheed Highway and Gaglardi Way.
- The purpose of the rezoning bylaw is to permit the establishment of a Sandwich Tree Restaurant.
5. FROM M4 SPECIAL INDUSTRIAL DISTRICT TO C4 SERVICE COMMERCIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 1987" - BYLAW NO. 8761
- Rezoning Reference #35/87
- West half of Lot 14, D.L. 94, Group 1, NWD, Plan 720
- 5250 Grimmer Street - located on the south side of Grimmer Street between Royal Oak Avenue and Kingsway.
- The purpose of the rezoning bylaw is to permit the establishment of an automobile and truck rental business.
6. FROM R5 RESIDENTIAL DISTRICT AND M2 GENERAL INDUSTRIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M2 GENERAL INDUSTRIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1987" - BYLAW NO. 8762
- Rezoning Reference #42/87
- Lot 76, D.L. 171, Grp. 1, NWD, Plan 67185
- 6669 Tenth Avenue - located in area bounded by Tenth Avenue, the Tenth Avenue/Marine Way Connector right-of-way and Skytrain line.
- The purpose of the rezoning bylaw is to accommodate development of a warehouse and open storage yard for B.C. Transit.
7. FROM M6 TRUCK TERMINAL DISTRICT TO M2 GENERAL INDUSTRIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 1987" - BYLAW NO. 8763
- Rezoning Reference #48/87
- Lot 97, D.L. 125, Grp. 1, NWD, Plan 54267
- 5051 Still Creek Street - located on the north side of Still Creek Avenue between Douglas Road and Westminster Avenue.
- The purpose of the rezoning bylaw is to permit the construction of a multi-tenant warehouse.
8. CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 1987" - BYLAW NO. 8764
- Rezoning Reference #53/87
- Lot 178, D.L. 59, Group 1, NWD, Plan 52579
- 2830 Bainbridge Avenue - located on the northeast corner of Bainbridge Avenue and Lougheed Highway.
- The purpose of the rezoning bylaw is to permit the expansion of an existing restaurant by adding a solarium enclosure.

9. FROM R4 RESIDENTIAL DISTRICT TO P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT
Rezoning Reference #54/87

Lots 283 & 284, D.L. 132, Grp. 1, NWD, Plan 42002

6641 & 6647 Halifax Street - located on the north side of Halifax Street between Sperling Avenue and Kensington Avenue.

The purpose of the rezoning bylaw is to bring the existing church into conformance with the Burnaby Zoning Bylaw in terms of permitted uses in the P1 Neighbourhood Institutional District.

10. FROM C4 SERVICE COMMERCIAL DISTRICT TO C1 NEIGHBOURHOOD COMMERCIAL DISTRICT
Rezoning Reference #55/87

Lots 43, 44 & 45, D.L. 28, Group 1, NWD, Plan 10459

7472 and 7494 Sixth Street - located on the northerly side of Sixth Street between Sixteenth Avenue and Seventeenth Avenue.

The purpose of the rezoning bylaw is to permit the establishment of a neighbourhood public house.

All persons who deem their interest in property affected by the proposed bylaw 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 application are available for public examination at the offices of the Planning and Building Inspection Department in the Burnaby Municipal Hall.

Copies of the proposed bylaw may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1987 May 22 to 4:30 p.m. on Tuesday, 1987 June 16.

C.A. Turpin
MUNICIPAL CLERK