

1987 APRIL 22

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Wednesday, 1987 April 22 at 7:30 p.m.

PRESENT: Acting Mayor G.H.F. McLean (In the Chair)

Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman L.A. Rankin
Alderman V.V. Stusiak

ABSENT: Mayor W.A. Lewarne
Alderman R.G. Begin
Alderman E. Nikolai
Alderman S.G. Veitch

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 COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES AND THE BRENTWOOD TOWN CENTRE PLAN AREA)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 1987" - BYLAW NO. 8738

Rezoning Reference #12/80A

Parcel "B", D.L. 119, Group 1, Plan 62766, NWD

4461 Buchanan Street - located on the north side of Buchanan Street between Willingdon and Rosser Avenues.

The purpose of the proposed rezoning bylaw is to amend the zoning on the site to construct a two-storey retail/office building with full underground parking.

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 4461 Buchanan Street from Comprehensive Development District (CD) (Based on C2 Community District Guidelines) to Amended Comprehensive Development District (CD) (Based on C2 Community Commercial District Guidelines and Brentwood Town Centre Plan Area).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #12/80A be now terminated."

CARRIED UNANIMOUSLY

2. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON RMI MULTIPLE FAMILY RESIDENTIAL AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 1987" - BYLAW NO. 8739

Rezoning Reference #39/86A

Lot 125, D.L. 81, Group 1, NWD, Plan 48323

4725 Village Drive - located in the centre of the Greentree Village residential development and bounded by three streets - Wayburne Drive, Village Drive and Garden Grove Drive.

The purpose of the proposed rezoning bylaw is to provide for revised additions to the Greentree Village commercial facility composed of three townhouse units and a small commercial area.

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 4725 Village Drive from Comprehensive Development District (CD) to Amended Comprehensive Development District (CD) (Based on RMI Multiple Family Residential and C1 Neighbourhood Commercial District Guidelines).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #39/86A be now terminated."

CARRIED UNANIMOUSLY

3. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
(BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 29, 1987" - BYLAW NO. 8740

Rezoning Reference #91/86

Lots 2 and 3, D.L. 98, Group 1, NWD, Plan 4688; Lots 18, 19 and 20,
Blocks 13 - 15, D.L. 98, Group 1, NWD, Plan 2066

5278, 5292, 5312, 5338 and 5362 Victory Street - located on the south side of Victory Street, east of Royal Oak Avenue.

The purpose of the proposed rezoning bylaw is to permit the development of a three-storey apartment building.

A letter dated 1987 April 09 was received from Mr. Howard B. Jones, 5283 Victory, Street, Burnaby, B.C., V5J 1T2 expressing 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 SUPPORT the rezoning of the property at 5278, 5292, 5312, 5338 and 5362 Victory Street from Residential District (R5) to Comprehensive Development District (CD) (Based on RM3 Multiple Family Residential District use and density).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #91/86 be now terminated."

CARRIED UNANIMOUSLY

4. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON M1 MANUFACTURING DISTRICT, M1C MANUFACTURING DISTRICT AND M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 30, 1987" - BYLAW NO. 8741

Rezoning Reference #12/87

Lot 89, D.L. 10, Group 1, NWD, Plan 63231

3280 Production Way - located at the northeast corner of Lougheed Highway and Production Way.

The purpose of the proposed rezoning bylaw is to accommodate construction of an industrial development including a bakery and a coffee shop.

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 3280 Production Way from Comprehensive Development District (CD) To Amended Comprehensive Development District (CD) (Based on M1 Manufacturing District, M1c Manufacturing District and M5 Light Industrial District Guidelines).

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Rezoning Reference #12/87 be now terminated."

CARRIED UNANIMOUSLY

5. FROM RESIDENTIAL DISTRICT (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON R4 RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 31, 1987" - BYLAW NO. 8742

Rezoning Reference #25/87

Lot 130, D.L. 80, Group 1, NWD, Plan 34307

4881 Canada Way - located on the southwest side of Canada Way between Forest Street and Kincaid Street

The purpose of the proposed rezoning bylaw is to permit the establishment of a group home.

A letter dated 1987 April 02 was received from Mr. and Mrs. Irvin, 5728 Forest Street, Burnaby, B.C., V5G 1X4 expressing opposition to this rezoning application.

A letter dated 1987 April 14 was received from the Cunnold Family, 5788 Forest Street, Burnaby, B.C., V5G 1X4 expressing opposition to this rezoning application.

A letter dated 1987 March 28 was received from Keen and Muriel Lee, 5745 Forest Street, Burnaby, B.C., V5G 1X5 expressing opposition to this rezoning application.

A letter dated 1987 April 06 was received from Don and Maryanne Haynes, 5748 Forest Street, Burnaby, B.C., V5G 1X4 expressing opposition to this rezoning application.

A letter dated 1987 March 28 was received from the Shoreys, 5695 Forest Street, Burnaby, B.C., V5G 1X5 expressing opposition to this rezoning application.

An undated letter was received from the Hancur Family, 5615 Forest Street, Burnaby, B.C., V5G 1X5 expressing opposition to this rezoning application.

A letter dated 1987 April 22 was received from Luigi and Anne Bassani, 5758 Forest Street, Burnaby, B.C., V5G 1X4, expressing their opposition to this rezoning application.

A petition containing 116 signatures was received expressing opposition to this rezoning application. The text of the petition is contained hereunder:

"Petition against proposed re-zoning of 4881 Canada Way."

Thomas H. Billington, 5785 Forest Street, then addressed the members of Council and advised that a petition containing approximately 120 signatures of area residents had been submitted in opposition to this rezoning application. The speaker was not objecting to the type of group home proposed, but was concerned that the zoning change would be objectionable to abutting neighbours.

Mr. Donald N. Haynes, 5748 Forest Street, then addressed the members of Council and advised that he was strongly opposed to this rezoning application. Mr. Haynes referred to previous correspondence and a petition outlining the opposition by area residents to this rezoning application.

Maryanne A. Haynes, 5748 Forest Street, then addressed the members of Council and advised that she strongly objects to this rezoning application.

Donald R. Roller, 5590 Forest Street, then addressed the members of Council and advised that he too opposes this rezoning application. The additional traffic generated by the proposed group home would create a concentrated traffic problem, both vehicular and parking, thus aggravating an already existing problem. The present access to the site is off Canada Way, however, it is proposed that access to the group home would be provided off Forest Street. This would result in the loss of existing mature trees and a hedge in order to widen the proposed site access off of Forest Street. In addition, the speaker also stated that the present on site parking requirements would be inadequate to serve the proposed parking needs of the group home.

In conclusion, the speaker expressed further concern with respect to the rezoning of this property resulting in further additional requests for zoning changes in the neighbourhood.

Anne S. Bassani, 5758 Forest Street, then addressed the members of Council and advised that she is a new resident in the neighbourhood and would not have purchased her home if she were aware of the proposed zoning change.

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

Mr. Harry Janzen, 7422 Government Street, then addressed the members of Council and advised that he was representing the Willingdon Church who are the applicants for this rezoning application. Mr. Janzen stated that it is the intention of the Willingdon Church to establish a group home for young women in a crisis situation. There is a considerable need in the community for such a group home which would teach the young women what is involved in infant rearing and care.

In conclusion, Mr. Janzen stated that there is a real identified need for establishing a group home for young women in a crisis situation.

Bridget M. Cunnold, 5788 Forest Street, then addressed the members of Council and referred to a previous submission and petition submitted opposing this rezoning application. The speaker expressed concern that there would be no facilities on site for the young women to satisfy their social and entertainment needs and would have to travel away from the site in order to satisfy these needs. In addition, it would aggravate an already existing vehicular traffic and parking problem in the neighbourhood.

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

Russell Awram, 4280 Fitzgerald Avenue, then addressed the members of Council and advised that he is opposed to this rezoning application. The speaker is of the opinion that the area should retain its existing residential zoning.

Lorne T. Lindsay, 5392 Forest Street, then addressed the members of Council and advised that he was opposed to this rezoning application as it may set a serious precedent for other similar type rezoning requests in the neighbourhood.

Mr. Paul Thiessen, 6550 Nelson Street, then addressed the members of Council and advised that he is the applicant on behalf of Willingdon Church for this rezoning application. Mr. Thiessen stated that the site would be used strictly as a group home for young women in a crisis situation.

John H. Harris, 5530 Forest Street, then addressed the members of Council and expressed concern with respect to the additional parking and vehicular traffic which would be generated in the neighbourhood.

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

Elizabeth I. Ellis, 5642 Forest Street, then addressed the members of Council and advised of an alleged illegal occupancy of the existing detached accessory building (garage) on the site. In addition, in order to accommodate access/egress to the site from Forest Street, the speaker advised that this would necessitate the removal of two existing mature trees.

In conclusion, Mrs. Ellis stated that she is opposed to this rezoning application.

Mrs. Barbara L. Hancur, 5615 Forest Street, then addressed the members of Council and advised that she is firmly opposed to this rezoning application. Mrs. Hancur was extremely concerned with the existing parking and vehicular problems on the street and suggested that a group home use for the site would further aggravate these existing problems.

Mauricio Fernandes, 5767 Spruce Street, then addressed the members of Council and advised that he is opposed to this rezoning application. The speaker expressed considerable concern with respect to the safety of the intersection at Spruce Street and Canada Way.

Phoebe Wong, 5775 Forest Street, then addressed the members of Council and advised that many school children would pass the proposed group home on their way to and from school and expressed concern with respect to the children's safety in view of the additional vehicular demands placed on the street.

In conclusion, Mrs. Wong advised that she is opposed to this rezoning application.

Daniel K. Yung, 5571 Forest Street, then addressed the members of Council and referred to a previously submitted petition opposing this rezoning application. Mr. Yung also stated his opposition 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 4881 Canada Way from Residential District (R2) to Comprehensive Development District (CD) (Based on R4 Residential District 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 #25/87 be now terminated."

CARRIED UNANIMOUSLY

6. FROM SERVICE COMMERCIAL DISTRICT (C4) TO GASOLINE SERVICE STATION DISTRICT (C6B)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 12, 1987" - BYLAW NO. 8700

Rezoning Reference #122/86

Lots 1 and 2 & Pcl. "B" (BY81046E) of Lot 3, Block 11, D.L. 97, Grp. 1, NWD, Plan 2802

6138 and 6156 Kingsway - located on the southerly side of Kingsway between Curragh Avenue and Randolph Avenue.

The purpose of the proposed rezoning bylaw is to construct a new combination self-serve gas station/convenience store.

The applicant requested that this item be **WITHDRAWN** from the agenda.

A D J O U R N M E N T

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

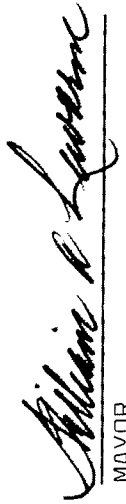
"THAT this Public Hearing (Zoning) do now adjourn."

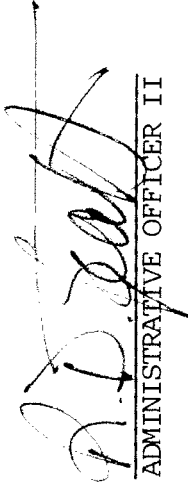
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:37 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

WEDNESDAY, 1987 APRIL 22 AT 7:30 P.M.

in the Municipal Hall, 4949 Canada Way, Burnaby, B. C. V5G 1M2, to receive representation in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES AND THE BRENIWOOD TOWN CENTRE PLAN AREA)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 27, 1987" - BYLAW NO. 8738

Rezoning Reference #12/80A

Parcel "B", D.L. 119, Group 1, Plan 62766, NWD

4461 Buchanan Street - located on the north side of Buchanan Street between Willingdon and Rosser Avenues.

The purpose of the proposed rezoning bylaw is to amend the zoning on the site to construct a two-storey retail/office building with full underground parking.

2. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON RMI MULTIPLE FAMILY RESIDENTIAL AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 28, 1987" - BYLAW NO. 8739

Rezoning Reference #39/86A

Lot 125, D.L. 81, Group 1, NWD, Plan 48323

4725 Village Drive - located in the centre of the Greentree Village residential development and bounded by three streets - Wayburne Drive, Village Drive and Garden Grove Drive.

The purpose of the proposed rezoning bylaw is to provide for revised additions to the Greentree Village commercial facility composed of three townhouse units and a small commercial area.

3. FROM RESIDENTIAL DISTRICT (R5) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 29, 1987" - BYLAW NO. 8740

Rezoning Reference #91/86

Lots 2 and 3, D.L. 98, Group 1, NWD, Plan 4688; Lots 18, 19 and 20, Blocks 13 - 15, D.L. 98, Group 1, NWD, Plan 2066

5278, 5292, 5312, 5338 and 5362 Victory Street - located on the south side of Victory Street, east of Royal Oak Avenue.

The purpose of the proposed rezoning bylaw is to permit the development of a three-storey apartment building.

4. FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON M1 MANUFACTURING DISTRICT, M1r MANUFACTURING DISTRICT AND M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 1987" - BYLAW NO. 8741

Rezoning Reference #12/87

Lot 89, D.L. 10, Group 1, NWD, Plan 63231

3280 Production Way - located at the northeast corner of Loughheed Highway and Production Way.

The purpose of the proposed rezoning bylaw is to accommodate construction of an industrial development including a bakery and a coffee shop.

5. FROM RESIDENTIAL DISTRICT (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD) (BASED ON R4 RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 31, 1987" - BYLAW NO. 8742

Rezoning Reference #25/87

Lot 130, D.L. 80, Group 1, NWD, Plan 34307

4881 Canada Way - located on the southwest side of Canada Way between Forest Street and Kincaid Street

The purpose of the proposed rezoning bylaw is to permit the establishment of a group home.

6. FROM SERVICE COMMERCIAL DISTRICT (C4) TO GASOLINE SERVICE STATION DISTRICT (C6B)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 12, 1987" - BYLAW NO. 8700

Rezoning Reference #122/86

Lots 1 and 2 & Pcl. "B" (BY81046E) of Lot 3, Block 11, D.L. 97, Grp. 1, NWD, Plan 2802

6138 and 6156 Kingsway - located on the southerly side of Kingsway between Curragh Avenue and Randolph Avenue.

The purpose of the proposed rezoning bylaw is to construct a new combination self-serve gas station/convenience store.

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 bylaws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B. C. during regular business hours from Friday, 1987 March 20 to 4:30 p.m. on, Wednesday, 1987 April 22.

C.A. Turpin
MUNICIPAL CLERK

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, 1987 APRIL 14 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 amendment to "Burnaby Zoning Bylaw 1965":

1. PROPOSED TEXT AMENDMENT TO BURNABY ZONING BYLAW
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 26, 1987" - BYLAW NO. 8737

The purpose of the bylaw is to introduce amendments to the text of the Burnaby Zoning Bylaw, Bylaw No. 4742, to provide:

- new bulk regulations and related provisions which have a bearing on the bulk of buildings and structures in the single and two-family zoning districts,
- clarification of certain existing regulations where considered necessary to avoid possible misinterpretation, and
- new items considered necessary to meet certain needs or requirements together with various items where earlier proposed changes to the regulations have not yet been included in the Zoning Bylaw.

The following provides an outline of the scope of the proposed changes:

1. Amendments and additions to the Definitions contained in Section 3 of the Bylaw, including:
 - "Balcony", "Basement", "Bay Window", "Cellar", "Coverage", "Floor Area Ratio", "Grade or Grade Level, Finished", "Height of Buildings", "In-Law Suite", "Parking, Underground", "Storey, Half", "Sundeck", "Terrace".
2. Amendments to the Supplementary Regulations contained in Section 6 of the Bylaw, including:
 - Section 6.9 - Living Accommodation in Cellars
 - Section 6.11(1)(b) - Conversions from Single to Two-Family Occupancy
 - Section 6.12(1) - Projections into Required Yards
3. Amendments to the regulations contained in the District Schedule for the R1, R2, R3, R4, R5 and R9 Residential Districts, including:
 - Schedule I - (R1, R2, R3, R4, R5 and R9 Districts)
 - height of buildings
 - lot coverage permitted as a function of height of building expressed in storeys.

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 proposed text amendment 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 March 20 to 4:30 p.m. on Tuesday, 1987 April 14.

C.A. Turpin
MUNICIPAL CLERK