

1987 AUGUST 25

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1987 August 25 at 7:30 p.m.

PRESENT: Acting Mayor D.P. Drummond (In the Chair)
Alderman R.G. Begin
Alderman A.H. Emmott
Alderman G.H.F. McLean
Alderman L.A. Rankin

ABSENT: Mayor W.A. Lewarne
Alderman E. Nikolai
Alderman V.V. Stusiak
Alderman S.G. Veitch

STAFF: Mr. K. Ito, Planner
Mrs. M. Pasqua, Administrative Officer I

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

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES)

Rezoning Reference #61/70A
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 45, 1987" - BYLAW NO. 8785

Lot "A", D.L. 119, Grp. 1, Plan 4307, NWD

1850 Rosser Avenue - located at the southeast corner of Halifax Street and Rosser Avenue, just west of Willingdon Avenue in the Brentwood Town Centre area.

The purpose of the rezoning bylaw amendment is to permit the renovation and conversion of an existing high-rise building in order to provide senior citizen housing in the first phase, and to provide a second phase on the eastern part of the site for a multi-storey medical office and commercial building.

The Clerk read into the record a memorandum dated 1987 August 18 from the Director Planning and Building Inspection, the text of which is as follows:

"On 1987 July 27 Council granted First Reading to an amendment rezoning on this site following consideration of a report from the Planning and Building Inspection Department on 87 July 13.

In the July 13 report, the amendment rezoning was described as changing the site from CD based on C3 guidelines to CD based upon RM5 and C2 guidelines. Further detailed composite calculations have indicated that it will be necessary to use a mix of RM5 and C3 zoning if the proposed future rezoning for the second phase office and retail space (approx. 30,000 sq. ft.) is to be accommodated. This density is consistent with the original 1970 CD plan for the site and with the text of the Brentwood Town Centre guide plan for the area.

The zoning guidelines for the Phase I (existing building) should therefore be amended to be CD (Comprehensive Development) based upon the RM5 (High Density Residential) and C3 (General Commercial District) for the future Phase II office commercial use which will be the subject of an amendment rezoning in the future.

We request that this information be read into the record at the Public Hearing."

A letter dated 1987 August 24 was received from Loughheed Ventures Ltd., (on behalf of the Loughheed Hotel and Burnaby Veterinary Hospital) 10662 King George Highway, Surrey, B.C., V3T 2X3 expressing opposition to this rezoning application.

Letters dated 1987 August 18 and August 22 were received from Robita Developments Ltd., 4615A E. Hastings Street, Burnaby, B.C., V5C 2K6, expressing support for the application with some reservation about the use of the RM5 zoning designation.

Ted Paxton, Paxton & Associates, representing Loughheed Ventures Ltd., specifically the Loughheed Hotel and the Veterinary Hospital, addressed members of Council advising that the two businesses mentioned have operated in the area for 30 years. The speaker advised that his clients were of the opinion that a senior citizens' development is not compatible with the existing neighbourhood.

Robin B. Chan, 5530 Braelawn Drive, Burnaby, addressed members of Council representing Robita Developments Ltd., located next to the subject property. The speaker felt that the RM5 zoning designation does not permit the use of senior citizens' housing whereas P5 zoning would be the proper designation for this type of housing.

In conclusion, the speaker stated that he would support the rezoning proposal if the complex is maintained solely for the purpose of renting to senior citizens and that all bylaw requirements are met.

Nat Bosa, 1367 Cammeray, West Vancouver, addressed members of Council as the developer for the rezoning proposal. Mr. Bosa advised that it was his intention to change the current 278 suites in the existing complex into 144 larger units for the purpose of operating a senior citizen housing complex. Mr. Bosa expressed concern with respect to the parkland acquisition levy which is applicable for the site.

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 1850 Rosser Avenue from CD Comprehensive Development District (based on C3 General Commercial District guidelines) to Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C2 Community Commercial District guidelines).

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 #61/70A be now terminated."

CARRIED UNANIMOUSLY

2. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 46, 1987" - BYLAW NO. 8786
Rezoning Reference #4/87

Lot 27, Block 20, D.L. 74, Grp. 1, NWD, Plan 2603

5459 Dominion Street - located on the north side of Dominion Street between Douglas Road and Royal Oak Avenue.

The purpose of the rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct 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 5459 Dominion Street from R5 Residential District to R9 Residential District.

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 #4/87 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 1987" - BYLAW NO. 8787
Rezoning Reference #9/87

Lot 11, Block 2, D.L. 39, Grp. 1, NWD, Plan 1466

3957 Spruce Street - located on the north side of Spruce Street between McDonald Avenue and Smith Avenue.

The purpose of the rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct one new single family dwelling.

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 3957 Spruce Street from R5 Residential District to R9 Residential District.

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 #9/87 be now terminated."

CARRIED UNANIMOUSLY

4. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1987" - BYLAW NO. 8788
Rezoning Reference #13/87

Lot 2, D.L. 149, Grp. 1, Plan 73609, NWD

4319 Vipond Place - located on the north side of Vipond Place between McKay Avenue and the rear lane behind Sussex Avenue.

The purpose of the rezoning bylaw amendment is to enable subdivision of the site into two lots in order to construct two new single family dwellings.

Alexander Kennedy, 4330 Imperial Street, Burnaby, addressed members of Council as the owner of the property proposed for rezoning. The speaker advised there was an error in Section 1.5 of the report of the Director Planning and Building Inspection wherein it stated that the width of the lot was 70.8 feet when in fact it is 74 feet.

In conclusion, the speaker advised that he was in favour of the rezoning proposal and that his immediate neighbours had also expressed their support.

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 4319 Vipond Place from R5 Residential District to R9 Residential District.

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 #13/87 be now terminated."

CARRIED UNANIMOUSLY

5. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 1987" - BYLAW NO. 8789

Rezoning Reference #15/87

Lot "B", D.L. 35, Grp. 1, NWD, Plan 73608

5029 Smith Avenue - located on the west side of Smith Avenue between Brandon Street and Price Street.

The purpose of the rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two new single family dwellings.

A letter 1987 August 25 was received from Baxter & Kidd Holdings Ltd., 3975 E. Hastings Street, Burnaby, expressing support for this rezoning application.

A letter dated 1987 August 25 was received from Bruno Nacinovic, 5030 Belleville Street, Burnaby, expressing support for this rezoning application.

Peter Miller, 4991 Lorraine Avenue, Burnaby, addressed members of Council and submitted an undated petition containing 29 signatures expressing opposition to this rezoning application. The text of the petition is as follows:

"We the undersigned are opposed to the rezoning of '5029 Smith Avenue, Burnaby' from R5 to R9."

Mr. Miller advised that he was opposed to the rezoning proposal as there are no small lots in the area, the current dwelling on the property is not in disrepair, and he would prefer to see a duplex on the subject property.

Bruno Nacinovic, 5030 Belleville Avenue, Burnaby addressed members of Council advising that he resides immediately behind the subject property. Mr. Nacinovic expressed his support for the rezoning proposal.

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 5029 Smith Avenue from R5 Residential District to R9 Residential District.

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 #15/87 be now terminated."

CARRIED UNANIMOUSLY

6. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 1987" - BYLAW NO. 8790

Rezoning Reference #18/87

Lot 9, Blk. 32, D.L. 30, Grp. 1, NWD, Plan 3036

7593 - 17th Avenue - located on the northerly side of Seventeenth Avenue between Mary Avenue and Canada Way.

The purpose of the rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two new single family dwellings.

Mr. B. Gill, 5007 Sidley Street, Burnaby, addressed members of Council and submitted a petition containing 16 signatures, the contents of which is contained hereunder:

"We the residents of 17 Avenue (between Mary & Canada Way) are in favour of the proposed subdivision. The rezoning of property 7593 17 Avenue from R5 to R9."

Mr. Gill concluded by stating that he was in favour of the rezoning proposal.

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 7593 - 17th Avenue from R5 Residential District to R9 Residential District.

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 #18/87 be now terminated."

CARRIED UNANIMOUSLY

7. FROM R4 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 1987" - BYLAW NO. 8792

Rezoning Reference #20/87

Lot 10, Block "H", D.L. 127, Grp. 1, Plan 1254 except Part on Explanatory Plan 13575, NWD

5123 Georgia Street - located on the north side of Georgia Street between Springer Avenue and Delta Avenue.

The purpose of the rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two new single family dwellings.

A petition dated 1987 August 11 and containing the signatures of 16 area residents was received expressing opposition to this rezoning application. The text of the petition is contained hereunder:

"We, the undersigned residents and property owners in the neighbourhood of 5100 block East Georgia St., hereby register our objection to and rejection of the above rezoning reference #20/87 affecting 5123 East Georgia St., Lot 10, Block "H", D.L. 127, Group 1, Plan 1254 except part on explanatory plan 13565, NWD, from R4 Residential District to R9 Residential District.

We, the undersigned, object to this rezoning application, because it will set a precedent in establishing smaller lot sizes (40') on our block. Acceptance of this rezoning application will, in our opinion, negatively change the character of our neighbourhood.

Accepting this drastic reduction in lot sizes will create undesirable congestion both in volume and number of residences. This congestion will change the quality of life which we value so much and hope to maintain.

Our neighbourhood is witnessing a rapid rate of upgrading and redevelopment with several homes in the \$300,000 range. This pattern of quality home development will be retarded. Instead, 'Vancouver Specials' will pop up all over our street.

It is apparent that for a short sighted economic gain by an absentee landowner, our quality of life will suffer if this rezoning application is accepted.

The Burnaby Council rejected a similar application in 1984. We should encourage this Council to uphold the wise decision taken in 1984.

At the same time, we applaud the Planning Department's recommendation of rejection and add our voices to theirs.

Furthermore, we bring to the attention of the Municipal Manager and the Director of Planning and Building Inspection a technical error in the posting of the rezoning application. See attached photographs. On technical grounds, we therefore urge rejection of the rezoning application.

In conclusion, we strongly urge rejection of the rezoning - reference #20/87."

Sam A. Dahabieh, 5124 E. Georgia Street, Burnaby, addressed members of Council advising that the sign on the subject property for rezoning was incorrectly stated. The rezoning reference was stated as #20/27 where in fact it should have read #20/87.

In conclusion, Mr. Dahabieh stated his opposition to the rezoning proposal.

Fernando Polo, 5123 Georgia Street, Burnaby, owner of the subject property, addressed members of Council and apologized for the error on the sign located on his property. Mr. Polo advised that he supported the rezoning of his property from R4 to R9.

Dimistrios Nivolianitis, 5130 E. Georgia Street, Burnaby, addressed members of Council in opposition to the rezoning proposal. The speaker felt that two single family homes would create parking congestion and preferred to see a duplex on the property.

The Advisory Planning Commission wish to advise Council that, following their consideration of the rezoning of the property at 5123 Georgia Street from R4 Residential District to R9 Residential District, the vote was recorded as being equal both for and against the question and therefore motion was declared negatived and **LOST**.

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #20/87 be now adjourned to 1987 September 15 at 7:30 p.m. in the Council Chamber, Burnaby Municipal Hall, 4949 Canada Way, Burnaby, B.C."

CARRIED UNANIMOUSLY

8. FROM R5 RESIDENTIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 53, 1987" - BYLAW NO. 8793

Rezoning Reference #59/87

Lots 11, 12 & 13 exc. SE 10', Blk. 34, D.L. 95, Grp. 1, Plan 1152; Lots 34, 35 & 36 exc. NW 10', Blk. 34, D.L. 95, Grp. 1, Plan 1152

7204, 7210, 7216 Edmonds Street and 7205, 7211, 7217 Eighteenth Avenue - located on the northeast side of Sixteenth Street between Edmonds Street and Eighteenth Avenue.

The purpose of the rezoning bylaw amendment is to accommodate low-rise apartment development in conformity with the proposed Edmonds Station Area Plan.

Craig T. Wilson, 305 - 7377 Salisbury Avenue, Burnaby, addressed members of Council representing residents of 7055 Wilma Street and 7377 Salisbury Avenue who are in support of the proposal for low-rise apartment development.

Ernest Neuman, 106 - 7151 Edmonds Street, Burnaby, addressed members of Council representing residents of Bakerview Complex located at 7151 Edmonds Street who are in support of the rezoning proposal.

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 properties at 7204, 7210, 7216 Edmonds Street and 7205, 7211, 7217 Eighteenth Avenue from R5 Residential District and C3 General Commercial District to CD Residential Development District (based on RM2 Multiple Family Residential District guidelines).

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 #59/87 be now terminated."

CARRIED UNANIMOUSLY

9. FROM A2 SMALL HOLDINGS DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT BASED ON RM4 AND COMMUNITY PLAN SEVEN GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 1987" - BYLAW NO. 8794

Rezoning Reference #70/87

Lot 435, D.L.'s 135 & 138, Group 1, Plan 54890, NWD
7409 Halifax Street - located west of Phillips Avenue between Halifax Street and Woodbrook Drive.

The purpose of the rezoning bylaw is to establish community plan guidelines for the site for apartment development.

The Clerk read into the record a memorandum dated 1987 August 20 from the Director Planning and Building Inspection, the text of which is as follows:

"The above noted rezoning, which was initiated by the Municipality, is being advanced to a Public Hearing on 1987 August 25, in accordance with recommendations adopted by Council on 1987 June 29. The Public Hearing signs were however, inadvertently not installed as required under the applicable policy, but are now being installed.

In the circumstances, in order to ensure that all interested parties are given adequate notice and opportunity to speak on the proposed rezoning, it would be appropriate to hear any submissions on the originally scheduled Public Hearing date (1987 August 25), and then to adjourn the Public Hearing to the next scheduled Public Hearing date (1987 September 15) at which time any additional submissions would be heard. As there is no urgency regarding this Municipal rezoning, the resulting schedule would not pose any difficulties.

Notice regarding the adjournment to 1987 September 15 would be added to the Public Hearing signs on the site."

An undated petition containing 132 signatures was received from area residents expressing opposition to this rezoning application. The text of the petition is contained hereunder:

"We, the undersigned tenants and homeowners in the Greystone Village are opposed to the proposed rezoning of the publicly owned lot at 7409 Halifax Street for the purpose of sale to a private developer and the building of a high-rise apartment tower.

We urge Burnaby Council to implement the established Community Plan and build a much needed multi-use community recreation and cultural centre on this site."

M. Merrill Gordon, 1795 Blaine Avenue, Burnaby, addressed members of Council stating that he did not wish to see another high-rise building in the neighbourhood. Mr. Gordon felt traffic patterns had been severely restricted owing to the number of residents in the area.

In conclusion, the speaker stated his opposition to the rezoning proposal and suggested the land be used for public recreation.

Kenneth Brock, 1790 Pepperidge Court, Burnaby, addressed members of Council expressing his concerns regarding the current traffic difficulties, the number of high-rise developments in the area and the lack of park area. The speaker stated his opposition to the rezoning proposal.

Joan Lucieer, 7 - 7357 Montecito Drive, Burnaby, addressed members of Council and submitted a petition containing 200 signatures expressing opposition to this rezoning application. The text of the petition is the same as that previously received on 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 7409 Halifax Street from A2 Small Holdings District to CD Comprehensive Development District based on RM4 and Community Plan Seven guidelines.

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

MOVED BY ALDERMAN MCLEAN;
SECOND BY ALDERMAN BEGIN;

"THAT this Public Hearing relating to Rezoning Reference #70/87 be now adjourned to 1987 September 15 at 7:30 p.m. in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C."

CARRIED UNANIMOUSLY

10. FROM C4 SERVICE COMMERCIAL DISTRICT TO C7 DRIVE-IN RESTAURANT DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 55, 1987" - BYLAW NO. 8795
Rezoning Reference #72/87

Lot 66, D.L. 97, Group 1, NWD, Plan 37634

6040 Kingsway - located on the southerly side of Kingsway between Waltham Avenue and Curragh Avenue.

The purpose of the rezoning bylaw amendment is to convert the existing building into a drive-in restaurant.

A letter dated 1987 August 07 was received from OK Tire Store (Kingsway) Ltd., 6092 Kingsway, Burnaby, MRO (RV) Appliances & Services Ltd. 6960 Waltham Avenue, Burnaby, and Metrin Laboratories Ltd., 6979 Curragh Avenue, Burnaby, expressing opposition to this rezoning application.

Art Bargain, representing Southwood Investments, owners of the building located at 6960 Waltham Avenue, Burnaby, addressed members of Council expressing opposition to the proposed drive-in restaurant proposal. The main reason for opposition is the problem they are already experiencing with litter strewn all over the neighbourhood by customers from another drive-in restaurant in the immediate area.

Joseph Lo, 203-1451 W. Broadway, Vancouver, applicant for the rezoning proposal, addressed members of Council advising that extra staff are hired for the purpose of cleaning and maintaining the grounds.

Donald Blythe, representing O.K. Tire Store, 6092 Kingsway addressed members of Council advising that his employees are constantly picking up litter from the local fast food restaurant and therefore felt that another drive-in facility would further aggravate the situation. The speaker felt the drive-in window should be located such that customers may remain on the property in their vehicle rather than being forced immediately off the property once their purchase has been made.

In conclusion, the speaker expressed his opposition to the rezoning proposal.

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 6040 Kingsway from C4 Service Commercial District to C7 Drive-In Restaurant District.

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 #72/87 be now terminated."

11. FROM M1 MANUFACTURING DISTRICT TO M5 LIGHT INDUSTRIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 56, 1987" - BYLAW NO. 8796
Rezoning Reference #76/87

CARRIED UNANIMOUSLY

Lot 15 except Pcl. "A" (JL1303E), D.L. 124, Group 1, NWD, Plan 3343

4554 Dawson Street - located on the south side of Dawson Street between Willingdon Avenue and Alpha Avenue.

The purpose of the rezoning bylaw amendment is to permit the construction of a two-storey office and warehousing building.

Blaine Kennedy, 2180 Waterloo Street, Vancouver, addressed members of Council expressing support for the rezoning proposal on behalf of the owner of the property, Imperial Pacific Management Ltd.

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 4554 Dawson Street from M1 Manufacturing District to M5 Light Industrial District.

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 #76/87 be now terminated."

12. FROM R5 RESIDENTIAL DISTRICT TO R3 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1987" - BYLAW NO. 8797
Rezoning Reference #88/87

CARRIED UNANIMOUSLY

Area bounded by Canada Way, Elwell Street, Walker Avenue, Morley Street, the R5 Residential District zoning boundary abutting the rear lot line of the properties along Leibly Avenue and the rear lot line of the properties along Imperial Street excluding the properties at 6869 and 6755 Canada Way; 7578 and 7594 Imperial Street; 6628 Hersham Avenue; 7607 Elwell Street; 6875 Noelani Place; and all properties along Hersham Avenue between the lane east of Imperial Street and Elwell Street and

those properties along Elwell Street between Acacia Avenue and the rear property line of 7607 Elwell Street and 6865 and 6875 Noelani Place.

The purpose of the rezoning bylaw amendment is to preserve the stability and character of this single family neighbourhood.

The Clerk read into the record a memorandum dated 1987 August 20 from the Director Planning and Building Inspection, the text of which is as follows:

"On 1987 July 13, this Department submitted a report (Manager's Report No. 45 Item 25, Supplementary) to Council regarding the rezoning of the area designated in the above-noted report from the R5 Residential District to R3 Residential District. Included in this report were 3 sketches (Sketches 4, 5 & 6) which illustrated which lots have two-family dwelling potential within the area proposed for rezoning.

It has come to our attention that a number of lots that have two-family dwelling potential were not designated as such on these sketches. Please arrange to have it read into the minutes of the 1987 August 25 Public Hearing, that new sketches have been submitted, including a number of additional lots with two-family dwelling potential, which were omitted from the original report."

A letter dated 1987 August 25 was received from Stelios and Polyxeni Rousou, 2136 Jones Avenue, North Vancouver, stating their opposition to the rezoning application.

A letter dated 1987 August 24 was received from R. Thomas and Erika M. Davy, 6642 Walker Avenue, Burnaby, stating they were not opposed to the intent of the rezoning, but did not wish to become "non conforming" to accommodate other property owners. The writer suggested potential two family lots be excluded from the proposal, and at the same time, excluded from the R9 category.

A letter dated 1987 August 19 was received from Anthony Soo, 6530 Walker Avenue, Burnaby, B.C., V5E 3B8, stating that he was in support of the rezoning application.

A letter dated 1987 August 24 was received from Ms. Victoria King, 6630/32 Walker Avenue, Burnaby, stating she was opposed to the rezoning application.

A letter dated 1987 August 14 was received from M. Patraszewski, 5529 Baillie Street, Vancouver, owner of 6654 Walker Avenue, expressing opposition to the rezoning application.

A letter dated 1987 August 20 was received from S. E. Smith & Helen Smith, 7628 Formby Street, Burnaby, stating their support for the rezoning proposal.

A letter dated 1987 August 20 was received from D. P. Moore, 7645 Elwell Street, Burnaby, expressing opposition to the rezoning application.

A letter dated 1987 August 09 was received from Angela and David Fong, 5911 Margue, Vancouver, owners of the property located at 7669 Imperial Street stating they had no objection to preserving the existing characteristics of the area, but objected to the change to those properties which currently have two family dwelling potential.

A letter dated 1987 August 20 was received from Mr. Greg Lowe, 6841 Koala Court, Burnaby, expressing his opposition to the rezoning application. Attached to Mr. Lowe's letter was a petition containing 8 signatures in opposition to the rezoning, the contents of which is as follows:

"We, the undersigned, would like Burnaby Municipal Council to redefine the proposed rezoning boundaries to exclude our properties in the rezoning change from R5 Residential to R3 Residential. Due to the size of our properties, it is in the city's and our best interest that we remain R5 Residential."

A letter dated 1987 August 24, was received from Erich Schulz, 937 East 53rd Avenue, Vancouver, stating his opposition to the rezoning application.

Dennis P. Moore, 7645 Elwell Street, Burnaby addressed members of Council in opposition to the proposed area rezoning. The speaker resides on a duplex zoned property and wished to be excluded from the proposal.

Greg Lowe, 6841 Koala Court, Burnaby addressed members of Council stating the rezoning proposal was not in everyone's best interest and therefore requested a redefinition of the boundaries which would exclude the residents of Koala Court.

Henry H. Lunow, 6841 Canada Way, Burnaby addressed members of Council advising that he concurred with the previous speaker's comments and was opposed to the rezoning proposal.

R. Thomas Davy, 6642 Walker Avenue, Burnaby addressed members of Council advising that he was not opposed to the intent of the rezoning proposal but felt it unfair that some properties become non-conforming to suit others.

In conclusion, the speaker suggested exclusion of two-family dwelling lots, and at the same time, exclude them from converting to future R9 zoning.

Rodney E. Marining, 7624 Ulster Street, Burnaby addressed members of Council advising he supported the rezoning proposal which would maintain the character and quality of the neighbourhood.

Sal Romano, 603-1348 Barclay Street, Vancouver, addressed members of Council on behalf of Stelios and Polyxeni Rousou, 6637 Canada Way. The speaker advised of Mr. and Mrs. Rousou's opposition to the rezoning.

Alan R. Pettigrew, 7635 Ulster Street, Burnaby addressed members of Council expressing his support for the rezoning proposal. The speaker also mentioned that his grandmother, who resides at 6818 Strathmore Avenue also welcomed the zoning change.

Mr. R. Bansal, 7637 Imperial Street, Burnaby addressed members of Council stating his opposition to the rezoning.

Harold A. Pearson, 7423 Imperial Street, Burnaby addressed members of Council advising he supported the rezoning proposal.

Belvinder K. Mann, 7533 Imperial Street, Burnaby addressed members of Council in opposition to the rezoning proposal.

J. (Allan) Lal, 6706 Walker Avenue, Burnaby addressed members of Council stating that he was opposed to the rezoning.

Lyle Beggs, 6694 Humphries Avenue, Burnaby addressed members of Council advising of his support for the rezoning proposal.

Roger C. Wells, 7611 Mayfield Street, Burnaby addressed members of Council expressing his support for the rezoning proposal.

Una E. Carlson, 6719 Fulton Avenue, Burnaby addressed members of Council stating she did not wish to see the larger lots in the area subdivided, therefore she supported the rezoning which would maintain a well kept neighbourhood.

Randy Wallace, 6720 Gordon Avenue, Burnaby addressed members of Council expressing his support for the rezoning proposal.

Raymond P. Jinkerson, 7497 Elwell Street, Burnaby addressed members of Council in opposition to the rezoning proposal.

Gary R. Newcombe, 7673 Elwell Street, Burnaby addressed members of Council advising that he was not opposed to the overall proposal but wished to see his immediate area deleted from the plan.

Dezo Szakal, 7690 Imperial Street, Burnaby addressed members of Council in support of the rezoning proposal.

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 area bounded by Canada Way, Elwell Street, Walker Avenue, Morley Street, the R5 Residential District zoning boundary abutting the rear lot line of the properties along Leibly Avenue and the rear lot line of the properties along Imperial Street excluding the properties at 6869 and 6755 Canada Way; 7578 and 7594 Imperial Street; 6628 Her sham Avenue; 7607 Elwell Street; 6875 Noelani Place; and all properties along Her sham Avenue between the lane east of Imperial Street and Elwell Street and those properties along Elwell Street between Acacia Avenue and the rear property line of 7607 Elwell Street and 6865 and 6875 Noelani Place from R5 Residential to R3 Residential District.

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 #88/87 be now terminated."

CARRIED UNANIMOUSLY

13. FROM R2 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 58, 1987" - BYLAW NO. 8799

Rezoning Reference #57/87

West 82' of Lot 5, D.L. 6, Plan 4155 having a frontage of 82 feet on Cameron Street by a full depth of lot and adjoining Lot "A"; Lot 5 exc. the west 82' thereof said west 82' having a frontage of 82 feet on Cameron Street by full uniform depth of lot and adjoining Lot "A" and Pcl. "C" (Expl. Plan 33125), D.L. 6, Plan 4155; Lot 3 exc. Pcl. "F" (RP33125), D.L. 6, Plan 4155; Lot 4, Blk. 1, D.L. 6, Plan 4155

9913, 9977 Cameron Street and 3283, 3325 North Road - located at the northwest corner of North Road and Cameron Street.

The purpose of the rezoning bylaw amendment is to accommodate a commercial development.

A letter dated 1987 August 22 was received from Ms. Jill Hilliard, 213-9344 Cameron Street, Burnaby, expressing opposition to this rezoning application.

An undated letter was received from Walter and Dorothy Jones, 302-9344 Cameron Street, Burnaby, stating they were opposed to this rezoning application.

A letter dated 1987 August 25 was received from International Care Corporation, 409-1770 West 7th Avenue, Vancouver, stating they were in support of the rezoning application.

Dudley Ritchie, Rector of St. Stephens Anglican Church, 9887 Cameron Street addressed members of Council advising he supported the rezoning proposal but wished to have a few items clarified. The speaker questioned if the retaining wall and mature trees will be kept as the retaining wall borders on the memorial grounds and he wished to see that area respected.

Further, the speaker expressed concern regarding drainage problems from the subject property and hoped this problem would be rectified during the process. Also, the speaker questioned if the widening of Cameron Street would extend to the front of the Church property.

In conclusion, the speaker requested response, in writing, to his concerns.

In response, Acting Mayor Drummond, directed staff to provide a report to Council, at the next Council meeting responding to the speaker's concerns and that the speaker receive a copy of this report.

David Haskins, 9912 Sullivan Street addressed members of Council stating his opposition to the rezoning proposal. Mr. Haskins questioned the type of buffer zone that would be implemented at the rear of his property and who would be responsible for the maintenance of that buffer zone.

In response, Mr. K. Ito, Planner advised there is one lot between the speaker's property and the subject property and further, there is a buffer zone of approximately 40 feet proposed.

Acting Mayor Drummond then directed staff to provide Mr. Haskins with a written response to his concern regarding maintenance of the buffer zone.

Glen J. Pirie, representing Chartwell and Associates Realty, 220-1199 W. Pender Street, Vancouver applicant for the rezoning proposal, addressed members of Council advising he would be pleased to answer any questions regarding the development proposal for the subject properties.

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 properties at 9913, 9977 Cameron Street and 3283, 3325 North Road from to R2 Residential District to CD Comprehensive Development District (based on C3 General Commercial District guidelines).

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 #57/87 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN MCLEAN:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:53 p.m.


MAYOR


ADMINISTRATIVE OFFICER I

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 AUGUST 25 AT 7:30 P.M.

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

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 45, 1987" - BYLAW NO. 8785

Rezoning Reference #61/70A

Lot "A", D.L. 119, Grp. 1, Plan 4307, NWD

1850 Rosser Avenue - located at the southeast corner of Halifax Street and Rosser Avenue, just west of Willingdon Avenue in the Brentwood Town Centre area.

The purpose of the rezoning bylaw amendment is to permit the renovation and conversion of an existing high-rise building in order to provide senior citizen housing in the first phase, and to provide a second phase on the eastern part of the site for a multi-storey medical office and commercial building.

2. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 46, 1987" - BYLAW NO. 8786

Rezoning Reference #4/87

Lot 27, Block 20, D.L. 74, Grp. 1, NWD, Plan 2603

5459 Dominion Street - located on the north side of Dominion Street between Douglas Road and Royal Oak Avenue.

The purpose of the rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two new single family dwellings.

3. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 47, 1987" - BYLAW NO. 8787

Rezoning Reference #9/87

Lot 11, Block 2, D.L. 39, Grp. 1, NWD, Plan 1466

3957 Spruce Street - located on the north side of Spruce Street between McDonald Avenue and Smith Avenue.

The purpose of the rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct one new single family dwelling.

4. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 48, 1987" - BYLAW NO. 8788

Rezoning Reference #13/87

Lot 2, D.L. 149, Grp. 1, Plan 73609, NWD

4319 Vipond Place - located on the north side of Vipond Place between McKay Avenue and the rear lane behind Sussex Avenue.

The purpose of the rezoning bylaw amendment is to enable subdivision of the site into two lots in order to construct two new single family dwellings.

5. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 1987" - BYLAW NO. 8789

Rezoning Reference #15/87

Lot "B", D.L. 35, Grp. 1, NWD, PLAN 73608

5029 Smith Avenue - located on the west side of Smith Avenue between Brandon Street and Price Street.

The purpose of the rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two new single family dwellings.

6. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 1987" - BYLAW NO. 8790

Rezoning Reference #18/87

Lot 9, Blk. 32, D.L. 30, Grp. 1, NWD, Plan 3036

7593 - 17th Avenue - located on the northerly side of Seventeenth Avenue between Mary Avenue and Canada Way.

The purpose of the rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two new single family dwellings.

7. FROM R4 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 1987" - BYLAW NO. 8792

Rezoning Reference #20/87

Lot 10, Block "H", D.L. 127, Grp. 1, Plan 1254 except Part on Explanatory Plan 13575, NWD

5123 Georgia Street - located on the north side of Georgia Street between Springer Avenue and Delta Avenue.

The purpose of the rezoning bylaw amendment is to enable the subdivision of the site into two lots in order to construct two new single family dwellings.

8. FROM R5 RESIDENTIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT TO CD
COMPREHNSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY
RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 1987" - BYLAW NO. 8793

Rezoning Reference #59/87

Lots 11, 12 & 13 exc. SE 10', Blk. 34, D.L. 95, Grp. 1, Plan 1152; Lots 34, 35 & 36 exc. NW 10', Blk. 34, D.L. 95, Grp. 1, Plan 1152

7204, 7210, 7216 Edmonds Street and 7205, 7211, 7217 Eighteenth Avenue - located on the northeast side of Sixteenth Street between Edmonds Street and Eighteenth Avenue.

The purpose of the rezoning bylaw amendment is to accommodate low-rise apartment development in conformity with the proposed Edmonds Station Area Plan.

9. FROM A2 SMALL HOLDINGS DISTRICT TO CD COMPREHNSIVE DEVELOPMENT DISTRICT
BASED ON RM4 AND COMMUNITY PLAN SEVEN GUIDELINES

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 1987" - BYLAW NO. 8794

Rezoning Reference #70/87

Lot 435, D.L.'s 135 & 138, Group 1, Plan 54890, NWD

7409 Halifax Street - Located west of Phillips Avenue between Halifax Street and Woodbrook Drive.

The purpose of the rezoning bylaw is to establish community plan guidelines for the site for apartment development.

10. FROM C4 SERVICE COMMERCIAL DISTRICT TO C7 DRIVE-IN RESTAURANT DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 55, 1987" - BYLAW NO. 8795

Rezoning Reference #72/87

Lot 66, D.L. 97, Group 1, NWD, Plan 37634

6040 Kingsway - located on the southerly side of Kingsway between Waltham Avenue and Curragh Avenue.

The purpose of the rezoning bylaw amendment is to convert the existing building into a drive-in restaurant.

11. FROM M1 MANUFACTURING DISTRICT TO M5 LIGHT INDUSTRIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 56, 1987" - BYLAW NO. 8796

Rezoning Reference #76/87

Lot 15 except Pcl. "A" (J1303E), D.L. 124, Group 1, NWD, Plan 3343

4554 Dawson Street - located on the south side of Dawson Street between Willingdon Avenue and Alpha Avenue.

The purpose of the rezoning bylaw amendment is to permit the construction of a two-storey office and warehousing building.

12. FROM R5 RESIDENTIAL DISTRICT TO R3 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1987" - BYLAW NO. 8797

Rezoning Reference #88/87

Area bounded by Canada Way, Elwell Street, Walker Avenue, Morley Street, the R5 Residential District zoning boundary abutting the rear lot line of the properties along Leibly Avenue and the rear lot line of the properties along Imperial Street excluding the properties at 6869 and 6755 Canada Way; 7578 and 7594 Imperial Street; 6628 Hersham Avenue; 7607 Elwell Street; 6875 Noelani Place; and all properties along Hersham Avenue between the lane east of Imperial Street and Elwell Street and those properties along Elwell Street between Acacia Avenue and the rear property line of 7607 Elwell Street and 6865 and 6875 Noelani Place.

The purpose of the rezoning bylaw amendment is to preserve the stability and character of this single family neighbourhood.

13. FROM R2 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON C3 GENERAL COMMERCIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 58, 1987" - BYLAW NO. 8799

Rezoning Reference #57/87

West 82' of Lot 5, D.L. 6, Plan 4155 having a frontage of 82 feet on Cameron Street by a full depth of lot and adjoining Lot "A"; Lot 5 exc. the west 82' thereof said west 82' having a frontage of 82 feet on Cameron Street by full uniform depth of lot and adjoining Lot "A" and Pcl. "C" (Expl. Plan 33125), D.L. 6, Plan 4155; Lot 3 exc. Pcl. "F" (RP33125), D.L. 6, Plan 4155; Lot 4, Blk. 1, D.L. 6, Plan 4155

9913, 9977 Cameron Street and 3283, 3325 North Road - located at the northwest corner of North Road and Cameron Street.

The purpose of the rezoning bylaw amendment is to accommodate a commercial development.

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 July 24 to 4:30 p.m. on Tuesday, 1987 August 25.

C.A. Turpin
MUNICIPAL CLERK