

The Public Hearing (Zoning) reconvened on Tuesday, 1987 April 28 at 7:30 p.m. in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C.

PRESENT: Mayor W.A. Lewarne (In the Chair)
Alderman R.G. Begin
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman G.H.F. McLean (arrived 8:41 p.m.)
Alderman L.A. Rankin
Alderman V.V. Stusiak

ABSENT: Alderman E. Nikolai
Alderman S.G. Veitch

STAFF: Mr. D.G. Stenson, Assistant Director - Current Planning
Mr. R.D. Seath, Administrative Officer II

A letter dated 1987 April 20 was received from Mr. O. Moysiuk, 7931 Rosewood Street, Burnaby, B.C., V5E 2H4.

A letter dated 1987 April 22 was received from Mr. T.I. Worobetz, 7938 Rosewood Street, Burnaby, B.C., V5E 2H3.

A letter dated 1987 April 28 was received from Mrs. Sharron Moraes, 7991 Elwell Street, Burnaby, B.C., V5E 1M3 with respect to the proposed text amendment. Attached to Mrs. Moraes letter was a petition, containing 102 signatures, outlining concerns with respect to the proposed text amendment. The text of the petition is contained hereunder:

"Because of our large lot sizes, the proposed zoning bylaw amendments will create in our area exactly the problems they have been designed to eliminate. We ask, therefore, that you do not enact the amendments without providing a maximum single family house size for lots that exceed 8000 square feet. We request that this maximum be the same as that for an 8000 square foot lot, namely 4000 square feet including enclosed garages and sundecks."

The Assistant Director - Current Planning then addressed a report dated 1987 April 28 dealing with public input regarding the proposed zoning bylaw text amendment dealing with residential bulk. The report reads as follows:

"On 1987 April 14, a Public Hearing was convened to receive public input on proposed Zoning Bylaw text amendments dealing with residential building bulk. Council on that occasion heard numerous delegations, and adjourned the Public Hearing to Tuesday, 1987 April 28 at 7:30 p.m., to provide an opportunity for further comment to be received.

During the past two weeks further discussion and consultation has taken place. In the course of a recent meeting with the Chairman of the Housing Committee and a representative of an association in the design industry, comments were made on a number of issues, primarily centering on the size of dwelling that could be developed on small lots (i.e. 33 foot lots), concerns related to provisions for accessory buildings, and the size of dwellings that could be constructed on lots that have a greater-than-normal depth relative to their width.

Arising from discussion of these issues, a suggestion was put forward that density in the residential districts be regulated by a combination of maximum lot coverage and direct application of a Floor Area Ratio. It was further suggested that above a certain amount of floor area, specified for each District, development up to the Floor Area Ratio limit would be subject to a specific staff review and Council approval.

Staff have had the opportunity to briefly consider the suggestions, and conclude that they merit further consideration by Council.

In view of these suggestions and other comments and suggestions received at the Public Hearing, it would appear to be appropriate for Council to consider referring the matter to staff for a report, following termination of the Public Hearing and prior to Second Reading of the Bylaw.

This is for the information of Council."

Mr. Gurnel Sarai, 7238 17th Avenue, then addressed the members of Council and advised that he had made application for Residential District (R9) rezoning of property on Britton Street approximately six to eight months ago. In the speaker's opinion the proposed text amendment would be much too restrictive for development of single family dwellings on small lots in Burnaby.

In conclusion, the speaker advised that he is opposed to the proposed text amendment.

Mrs. Flora R. McIntyre, 6779 Bryant Street, then addressed the members of Council and expressed concern with respect to the proliferation of small lot development in Burnaby. The speaker was of the opinion that additional demands placed on public services as a result of small lot development in the municipality is unfair to those residents whose property use is in conformance with the Zoning Bylaw.

In addition, the speaker further advised that she is representing 236 area homeowners who are hoping to petition Council to down zone their area for single family dwelling development only.

In conclusion, Mrs. McIntyre stated that she is in support of the proposed text amendment.

Mr. Terence Lewis, 6149 Burns Street, then addressed the members of Council and advised that he is in support of the proposed text amendment. In the speaker's opinion, the proposed text amendment would still provide for the development of attractive, compatible single family dwellings in the municipality. However, the speaker felt that there is a need for larger bulk type residences in Burnaby and suggested that consideration be given to defining a zone to accommodate "bulk housing".

In conclusion, the speaker requested that Council expedite the proposed text amendment.

Mr. Gerard Bruins, 6311 Berwick Court, then addressed the members of Council and advised that he too is in support of the proposed text amendment. The speaker suggested that the municipality should licence suites whose use is in contravention of the zoning bylaw.

In conclusion, the speaker reiterated his support for the proposed text amendment.

Mr. Norman D. MacLeod, 158 N. Delta Avenue, then addressed the members of Council and advised that he purchased his lot at 158 N. Delta Avenue approximately five years ago and has worked over the last five years in order to design a home to suit his needs and complement the lot. The speaker expressed considerable concern that the proposed text amendment, if adopted, would drastically affect his plans.

In response, His Worship, Mayor Lewarne, advised that the proposed text amendment, if adopted, would not be made retroactive.

In conclusion, the speaker advised that he is opposed to the proposed text amendment.

Mr. Carl P. Vanderspek, 195 N. Hythe Avenue, again addressed the members of Council and advised that he is totally opposed to the proposed text amendment. The speaker was of the opinion that it is unfair for Council to consider changing the rules when an individual purchases property under current bylaws. The speaker suggested that if the proposed text amendment is adopted there should be a one year phase in period.

In conclusion, the speaker again reiterated his opposition to the proposed text amendment.

Mr. Richard Braidwood, 6888 Humphries Avenue, then addressed the members of Council and advised that he has been a resident in the area for 35 years and is extremely concerned with the development of illegal suites in single family dwellings on small lots in Burnaby.

In conclusion, the speaker advised that he is in support of the proposed text amendment.

Mrs. Maraget S. McDonald, 20 S. Hythe Avenue, then addressed the members of Council and advised that she is extremely pleased with the development of new larger homes built in the Capitol Hill area over the last five years. In the speaker's opinion the text amendment would be a step backwards and suggested that the public's wants and needs require larger homes.

In conclusion, the speaker advised that she is opposed to the proposed text amendment.

Mr. Alan Nichols, 8080 Burnfield Crescent, then addressed the members of Council and advised that he is opposed to the proposed text amendment. The speaker was concerned that he would be unable to submit plans prior to legislation of the proposed text amendment which would restrict the style of design without accounting for the nature of the area or the specific needs of an individual. The speaker felt that Council should delay the proposed text amendment for approximately six to eight months to permit a conclusion to current applications for small lot development.

Alderman McLean entered the Council Chamber at 8:41 p.m. and took his place at the Council table.

Mr. Nichols also advised that he had done a survey of neighbouring municipalities regulations and concluded that the proposed new regulations are much more restrictive than the regulations of neighbouring municipalities for small lot development.

Mrs. Lorraine B. Brown, 4208 Venables Street, then addressed the members of Council and advised that she has a "Vancouver Special" developed on one side and a bulk single family dwelling developed on the other side of her modest single family dwelling. This has caused less daylight and other aggravating inconveniences for the property owner.

In conclusion, Mrs. Brown advised that she is in support of the proposed text amendment.

Mr. Rob Frith, 1430 East 37th Avenue, Vancouver, then addressed the members of Council and advised that he is representing his father, Mr. Ben Frith, 4926 Smith Avenue. The speaker then queried whether any permits had been taken out for single family dwellings of 1,200 square feet or less?

Mr. D.G. Stenson, Assistant Director - Current Director, advised that the majority of applications for single family dwelling development are for larger homes, however, there are no specific statistics kept in this regard.

Mr. Frith was of the opinion that the proposed text amendment would drastically reduce the amount of small lot development in Burnaby.

In conclusion, the speaker advised that both he and his father are opposed to the proposed text amendment.

Mr. Leo Pelke, 2372 Harrison Drive, Vancouver, then addressed the members of Council and advised that he was referring specifically to a small lot at 4441 Hurst Street. In the speaker's opinion, nobody wishes to purchase a home with a basement located underground and suggested that the regulations regarding small lot development should complement the needs of the individuals wishing to purchase single family dwellings on small lots in Burnaby.

In conclusion, Mr. Pelke stated that he is opposed to the proposed text amendment.

Mr. Colin Campbell, 2153 Meadowood Park, then addressed the members of Council and advised that he is a builder and has purchased four municipal lots in Burnaby over the last year and a half. Mr. Campbell was of the opinion that the proposed text amendment would be much too restrictive to complement the needs of the individuals wishing to purchase homes on small lots in Burnaby. Further, Mr. Campbell was of the opinion that the proposed text amendment will not eliminate any illegal suites presently located in single family dwellings which have been constructed on small lots in Burnaby.

In conclusion, Mr. Campbell stated that he too is opposed to the proposed text amendment.

Mr. Allan C. Redgrove, 7773 15th Avenue, then addressed the members of Council and advised that he is in support of the proposed text amendment.

Mr. Janos Revoczi, 7605 Imperial Street, again addressed the members of Council and advised that he is in support of the proposed text amendment. The speaker was of the opinion that if consideration is given to rezoning an area from Residential District (R5) to Residential District (R9) that the residents of the area should be notified of the potential for Residential District (R9) zoning. The speaker further advised that consideration could be given to designating areas within the municipality which would be conducive for small lot development whereby existing single family dwellings would be aesthetically pleasing with the proposed single family dwellings constructed on small lots.

The Advisory Planning Commission wish to advise Council that following their consideration of the proposed text amendment a decision was reached to SUPPORT "Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 1987" - Bylaw No. 8737.

There were no further submissions received in connection with this text amendment.

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Bylaw No. 8737 be now **terminated.**"

CARRIED UNANIMOUSLY

A D J O U R N M E N T

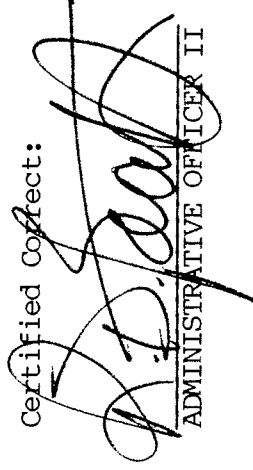
MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN MCLEAN:

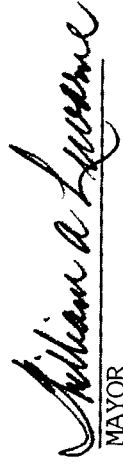
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:30 p.m.

Confirmed:

Certified Correct:

ADMINISTRATIVE OFFICER II


MAYOR