

THE CORPORATION OF THE DISTRICT OF BURNABY

PUBLIC MEETING

WEDNESDAY

7:00 P.M.

1987 JULY 29

A G E N D A

1. DELEGATIONS:

- (a) Cal Investments
Speaker - Mr. G. Hamilton
- (b) Cambridge Leaseholds Limited
Speaker - (Unknown at agenda preparation)
- (c) Vancouver New Westminster and District
Construction Trades Council
Speaker - (Unknown at agenda preparation)
- (d) B.C. and Yukon Building Trades Council
Speaker - Mr. Clive Lytle
- (e) Firefighters Holding Society
Speaker - Mr. Douglas Beckett
- (f) Mrs. Elizabeth Elwood
- (g) The Hudson's Bay Company
Speaker - Mr. D.C. Rogers

2. OTHER SPEAKERS:

At this point, it is intended to invite members from the gallery to address the meeting.

1987 JULY 28

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Tuesday, 1987 July 28 at 7:30 p.m.

PRESENT: Acting Mayor L.A. Rankin (In the Chair)

Alderman R.G. Begin
Alderman D.P. Drummond
Alderman A.H. Emmott
Alderman V.V. Stusiak
Alderman S.G. Veitch

ABSENT: Mayor W.A. Lewarne

Alderman G.H.F. McLean
Alderman E. Nikolai

STAFF: Mr. R.D. Seath, Administrative Officer II

Mr. D.G. Stenson, Assistant Director - Current Planning

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

1. FROM SERVICE COMMERCIAL DISTRICT (C4) TO GASOLINE SERVICE STATION DISTRICT (C6B)

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.

Mr. James Waugh, representing Chevron Canada Ltd., 1050 West Pender Street, Vancouver, then addressed the members of Council and advised that the proposed rezoning will permit a two island gas bar and an 1,100 square foot service building which will employ five - six individuals on a full/part time basis and conclude the last phase of Chevron Canada Ltd.'s restructuring program for the area.

As the applicant for the rezoning application, Mr. Waugh advised that Chevron Canada Ltd. supports the 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 6138 and 6156 Kingsway from C4 Service Commercial District to C6b Gasoline Service Station District.

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 #122/86 be now terminated."

CARRIED UNANIMOUSLY

2. FROM C6 GASOLINE SERVICE STATION DISTRICT, P8 PARKING DISTRICT, R1 RESIDENTIAL DISTRICT AND M2 GENERAL INDUSTRIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CI NEIGHBOURHOOD COMMERCIAL DISTRICT AND M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 1987" - BYLAW NO. 8770

Rezoning Reference #117/86

Lot 2, D.L. 78, Grp. 1, NWD, Plan 74615; Lot "A", Lots 1 & 2, D.L. 59, Grp. 1, NWD, Plan 16934; Lot 72, D.L.'s 59 & 78, Grp. 1, Plan 36979, NWD, to part formerly Lot "E", Plan 16349 is annexed easement 267316C over part of Lot 29, Plan 27741 formerly Lot "C", Plan 15601

6870, 7092 and 7018 Loughheed Highway - located at the southwest corner of the intersection of Bainbridge Avenue and Loughheed Highway.

The purpose of the proposed rezoning bylaw amendment is to facilitate the development of an integrated light industrial and commercial proposal consisting of three components, which are the construction of a light industrial and commercial component, the appropriate change of use in the existing large manufacturing building to provide for a gradual transition from M2 to M5 District uses, and the establishment of a guiding community plan outlining the future development of other vacant lands within the site for light industrial purposes.

A letter dated 1987 July 21 was received from Mr. Angelo Testa, 3050 Bainbridge Avenue, Burnaby, B.C., V5A 2S8 explaining that he was in favour of the rezoning but opposed to the proposed lane closure and subsequent sale to the applicant.

Gloria J. Dickson, 2988 Bainbridge Avenue, then addressed the members of Council and advised that she is opposed to the rezoning application. The speaker was of the opinion that the proposed rezoning application would adversely affect property values in the area and further erode the development potential of the speaker's property.

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

Mr. George Sexsmith, representing Dominion Construction Co. Ltd., 999 West Pender Street, Vancouver, then addressed the members of Council and advised that with respect to the letter received from Mr. A. Testa, 3050 Bainbridge Street, expressing opposition to the proposed lane closure, that the development plan could take place with the inclusion of the lane closure. However, it is the intent of Dominion Construction Co. Ltd. to pursue the proposed lane closure with such lands being incorporated within the proposed development.

In conclusion, Mr. Sexsmith was of the opinion that the proposed development would serve to enhance real estate values in the area and be viewed as a credit to the community.

Angela Testa, 3050 Bainbridge Avenue, then addressed the members of Council and advised that she is the daughter of Angelo Testa owner of 3050 Bainbridge Avenue and as such in support of her father's letter dated 1987 July 21 opposing the proposed lane closure. The speaker was of the opinion that the lane closure would adversely affect existing property owners but she could support the proposed rezoning application providing consideration was given to concerns expressed by abutting property owners.

Clara A. Brolese, 7008 Greenwood Street, then addressed the members of Council and queried whether any servicing/upgrading would be done on Greenwood Street as a result of this rezoning application.

Mr. D.G. Stenson, Assistant Director - Current Planning, advised that the proposed rezoning application makes no provision for servicing/upgrading of Greenwood Street.

In conclusion, the speaker stated that she was in support of the rezoning application.

Mr. Joseph Sulmona, 7071 Greenwood Street, then addressed the members of Council and advised that he was representing his parents residing at 7071 Greenwood Street who are opposed to the proposed lane closure and rezoning application.

Mr. David MacKey of Musson, Cattell, MacKey Partnership, 595 Burrard Street, Vancouver, then addressed the members of Council and advised that he was representing the architectural firm for this proposed development. With respect to the proposed lane closure, Mr. MacKey stated that the lane allowance to the rear of Mr. Testa's property at 3050 Bainbridge Street was only nine feet wide and thus insufficient to provide a full lane access.

Mr. Robert Mitchuk, 3050 Bainbridge Avenue, then addressed the members of Council and suggested that if the proposed lane closure is effected that the abutting property owners should be given the first option to purchase the land. The speaker then queried as to the type of uses proposed under the light industrial zoning proposed for the site.

In response, Mr. D.G. Stenson, Assistant Director - Current Planning, advised that the proposed type of light industrial development envisaged would be retail sales, food service establishments and personal service establishments.

In conclusion, Mr. Mitchuk advised that he is in support of the rezoning application.

Mr. Wayne L.G. Bell, 3079 Bainbridge Avenue, then addressed the members of Council and advised that he is opposed to any type of proposed manufacturing use for the property which, in his opinion, would lower abutting property values.

Mr. Allan Davis, representing his parents residing at 7075 Greenwood Street, then addressed the members of Council and advised that both he and his parents are opposed to this rezoning application which, in their opinion, would lower abutting property values.

Mr. Doun Darnell, 3032 Bainbridge Avenue, then addressed the members of Council and advised that he is opposed to any type of commercial development on this property. The speaker was of the opinion that the proposed rezoning application would adversely affect abutting property values but was in support of a development which would serve to enhance property values in 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 6870, 7092 and 7018 Lougheed Highway from C6 Gasoline Service Station District, P8 Parking District, R1 Residential District and M2 General Industrial District to CD Comprehensive Development District (based on C1 Neighbourhood Commercial 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 VEITCH:

"THAT this Public Hearing relating to Rezoning Reference #117/86 be now terminated."

CARRIED UNANIMOUSLY

3. PROPOSED TEXT AMENDMENT TO BURNABY ZONING BYLAW
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 44, 1987" - BYLAW NO. 8772

The purpose of the proposed text amendment is to introduce residential zoning district designations which, upon application to specific properties by a rezoning process, will make it possible for owners of larger residential lots to obtain approval for dwellings of a size exceeding the present maximum gross floor area stipulated under current zoning, but subject to a maximum 0.6 Floor Area Ratio.

Mr. Steve Riley of Select Home Designs, 382 W. Broadway, Vancouver, then addressed the members of Council and advised that he was representing his clients, the Wedenigs, of 3663 Lakedale Avenue. Mr. Riley's clients have a large R1 zoned piece of property which, under the current zoning of R1 would provide a maximum floor area of 6,360 square feet which is too restrictive for his client's needs.

In conclusion, Mr. Riley stated that he is in support of the proposed text amendment which would allow for a more compatible type of development for his clients on their property.

Clara A. Brolese, 7008 Greenwood Street, then addressed the members of Council and expressed concern with respect to the development of large houses and the abuse of bylaws resulting therefrom.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the proposed text amendment to Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 1987 - Bylaw No. 8772.

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

MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN DRUMMOND:

"THAT this Public Hearing relating to Bylaw #8772 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

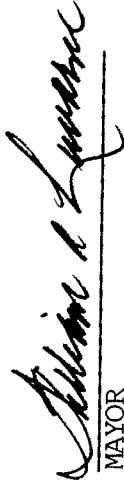
MOVED BY ALDERMAN STUSIAK:
SECONDED BY ALDERMAN BEGIN:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:13 p.m.

Confirmed:


MAYOR

Certified Correct:


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

TUESDAY, 1987 JULY 28 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 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.

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2. FROM C6 GASOLINE SERVICE STATION DISTRICT, P8 PARKING DISTRICT, RI RESIDENTIAL DISTRICT AND M2 GENERAL INDUSTRIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CI NEIGHBOURHOOD COMMERCIAL DISTRICT AND M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 1987" - BYLAW NO. 8770

Rezoning Reference #117/86

Lot 2, D.L. 78, Grp. 1, NWD, Plan 74615; Lot "A", Lots 1 & 2, D.L. 59, Grp. 1, NWD, Plan 16934; Lot 72, D.L.'s 59 & 78, Grp. 1, Plan 36979, NWD, to part formerly Lot "E", Plan 16349 is annexed easement 267316C over part of Lot 29, Plan 27741 formerly Lot "C", Plan 15601

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3. PROPOSED TEXT AMENDMENT TO BURNABY ZONING BYLAW
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 44, 1987" - BYLAW NO. 8772

The purpose of the proposed text amendment is to introduce residential zoning district designations which, upon application to specific properties by a rezoning process, will make it possible for owners of larger residential lots to obtain approval for dwellings of a size exceeding the present maximum gross floor area stipulated under current zoning, but subject to a maximum 0.6 Floor Area Ratio.

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 Thursday, 1987 June 26 to 4:30 p.m. on Tuesday, 1987 July 28.

C.A. Turpin
MUNICIPAL CLERK