

1988 JULY 19

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1988 July 19 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Alderman R.G. Begin
Alderman D.R. Corrigan
Alderman D.P. Drummond (Arrived at 7:39 p.m.)
Alderman J.M. Sawicki
Alderman J. Young

ABSENT: Alderman E. Nikolai
Alderman F.G. Randall
Alderman L.A. Rankin

STAFF: Mr. K. Ito, Senior Current Planner
Mr. R.D. Seath, Administrative Officer II

The Public Hearing was called to order at 7:33 p.m.

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (M1 TECHNICAL GUIDELINES, M5 USES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (M1 TECHNICAL GUIDELINES, M5 USES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 44, 1988" - BYLAW NO. 9038"

Rezoning Reference #32/88

Lot 36, D.L. 166A, Plan 48494

7422 Fraser Park Drive

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a building for the storage and destruction of files and records.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 7422 Fraser Park Drive from CD Comprehensive Development District (M1 Technical Guidelines, M5 Uses) to Amended CD Comprehensive Development District (M1 Technical Guidelines, M5 Uses)

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

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #32/88 be now terminated."

CARRIED UNANIMOUSLY

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 45, 1988" - BYLAW NO. 9045"

Rezoning Reference #5/88

Portion of Lot 15, D.L. 171, Plan 25271 and Portion of Lot 71, D.L. 171, Plan 34756, Group 1, NWD

Portion of 6749 Stride Avenue and Portion of 6850 Twentieth Avenue

The purpose of the proposed rezoning bylaw amendment is to accomodate apartment development.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of a portion of 6749 Stride Avenue and a portion of 6850 Twentieth Avenue from CD Comprehensive Development District to Amended CD Comprehensive Development District (Based on RM3 Multiple Family Residential District Guidelines)

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

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #5/88 be now terminated."

CARRIED UNANIMOUSLY

3.

FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RMI MULTIPLE FAMILY RESIDENTIAL DISTRICT AND METROTOWN AREA PLAN GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 46. 1988" - BYLAW NO. 9046"

Rezoning Reference #11/88

Lots 1, 2 and 3, D.L. 34, Group 1, NWD, Plan 10128
5412, 5438, 5462 Patterson Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate a low density multi-family residential development.

Joseph Minten, of Howard-Yano Architects, 761 Cardero Street, Vancouver, addressed the members of Council and advised that he was present this evening to answer any questions.

George Mouzourakis, owner of 5449/51 Barker Avenue, addressed the members of Council and queried as to why the entire block could not be developed?

* Alderman Drummond entered the Council Chamber at 7:39 p.m. and took his place at the Council table.

Mr. K. Ito, Senior Current Planner, responded and advised that the intent of the Community Plan is to protect the single family dwelling status with perimeter multi-family development. In addition, Mr. Ito provided an outline of the proposed development for 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 5412, 5438, 5462 Patterson Avenue from R5 Residential District to CD Comprehensive Development District (Based on RMI Multiple Family Residential District and Metrotown Area Plan Guidelines.)

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

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #11/88 be now terminated.

CARRIED UNANIMOUSLY

4. FROM R2 RESIDENTIAL DISTRICT TO R2A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 1988" - BYLAW NO. 9047"

Rezoning Reference #44/88

Lot 1, D.L. 215 and 216, Plan 74929

7235 Bayview Drive (formerly 7396 Barnet)

The purpose of the proposed rezoning bylaw amendment is to permit the development of a single family dwelling having a floor area greater than that permitted under the prevailing residential zoning.

A letter dated 1988 July 14 was received from Steve Hill, 7002 Malibu Drive, Burnaby, B.C., V5A 1A3 in opposition to this rezoning application.

A letter dated 1988 July 18 was received from D.J. Huntley, 7341 Ridge Drive, Burnaby, B.C., V5A 1B4 in opposition to this rezoning application.

A letter dated 1988 July 19 was received from Michael Wortis, 7367 Ridge Drive, Burnaby, B.C., V5A 1B4 in opposition to this rezoning application.

A letter dated 1988 July 19 was received from Robert Daviduk, 7334 Braeside Drive, Burnaby, B.C. in opposition to this rezoning application.

The Secretary was then requested to read into the record a memo dated 1988 July 12 from the Director Planning and Building Inspection to Mayor and Council regarding Rezoning Reference #44/88, 7235 Bayview Drive, which reads as follows:

"Item 4 on the 1988 July 19 Public Hearing is an application to rezone the subject property from R2 Residential District to R2a Residential District. Subsequent to the Director Planning and Building Inspection submitting a report to Council on this rezoning, the applicant has requested that an additional room of 320 square feet be indicated on the main floor plan of the suitable plan of development, resulting in an increase in permitted floor area from 5,825.9 square feet to 6,145.9 square feet, but no change in the .05 Floor Area Ratio. This addition does not represent a significant change in the suitable plan of development."

In light of the fact that the purpose of rezoning to the R'a' designation is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing residential zoning, it was considered appropriate to inform Council and the public of a change in the status of the suitable plan of development and the pertinent development statistics."

Michael Wortis, 7367 Ridge Drive, addressed the members of Council and referred to his correspondence dated 1988 July 19 regarding the subject rezoning application and requested that Council read the letter and give it consideration. The speaker stated that the neighbours would be happy to see a single family dwelling constructed on the property which would be compatible with existing single family dwelling development in the area combined with assurances that there would be no further development of this property.

The speaker then posed the following questions:

1. Does the owner intend to occupy the single family dwelling on the property?

2. Has the owner given assurances that there will be no further development of the property?
3. Has a suitable plan of development been submitted and is a restrictive covenant the best way to protect against any future development of the property?

In conclusion, the speaker stated that he supports a single family dwelling development with the proper assurances of no future development on this property.

Nino Carella, 6971 Napier Street, addressed the members of Council and responded to the questions posed by the previous speaker by saying that it is his family's intention to occupy the house as a single family dwelling only combined with in-law accommodations. Mr. Carella stated that he appreciates the spaciousness which the property allows him and that he is willing to sign a restrictive covenant to prevent any future subdivision/development of the property.

David J. Huntley, 7341 Ridge Drive, addressed the members of Council and advised that he too would be happy with the development of a single family dwelling on this property. Mr. Huntley then posed the following questions:

1. Why is a 4,700 square foot home needed?
2. Why, under the current zoning is a 66,000 square foot home permitted?

Nino Carella, 6971 Napier Street, again addressed the members of Council and advised that he and his wife have three children and also wish to accommodate their in-laws. The size of the lot can accommodate a big house and the high land value has dictated the construction of a large house.

Shelley Comer, 7334 Barnet Road, addressed the members of Council and expressed concern with respect to the lane access which, in the speakers opinion, would serve as a thoroughfare for the area. The speaker suggested that street access only be provided to this site.

Dallas B. North, 7356 Braeside Drive, addressed the members of Council and referred to Item 2.1 of the Director Planning and Building Inspection report which refers to their being an abundance of mature trees on the site and advised that the property is presently 60% cleared.

The speaker then referred to Item 5.1(b) of the report which recommends that the owner enter into a covenant certifying that the land shall be developed only in accordance with the plans submitted, and requested clarification with respect to whether this would replace the existing restrictive covenant on the property or be a restrictive covenant in addition to that one. The speaker then expressed concern with respect to the fact that a restrictive covenant could be removed sometime in the future.

In conclusion, the speaker requested that the restrictive covenant be supplemental to the existing restrictive covenant on the property and that the appropriate assurances be given that there will be no future development on this property.

Council requested a report be prepared addressing the legalities/technicalities of the restrictive covenant and it's effect on this particular rezoning application. In addition, Council requested that the report also address the future subdivision potential for this property.

Olive G. North, 7356 Braeside Drive, addressed the members of Council and expressed concern with respect to the fact that the proposed crawl space will be converted to a cellar and the possibility of the construction of a 66,000 square foot single family dwelling being allowed under the proposed zoning. In addition, the speaker expressed concern with respect to there being no street access to this property.

In conclusion, the speaker requested that the neighbourhood be assured there will be no future speculation of this property.

David Goodman, 7324 Braeside Drive, addressed the members of Council and advised that the neighbourhood is united in it's concerns regarding the proposed development of this property. The speaker requested that Council delay further consideration until the concerns are addressed.

Jerome Wong, 7326 Barnet Road, addressed the members of Council and expressed concern with respect to the amount of traffic which would be generated in the lane by this development.

William N. MacDonald, 7337 Braeside Drive, addressed the members of Council and advised that the residents want to be guaranteed that there will be no further development on the property.

In conclusion, the speaker suggested that the zoning be left as it presently is.

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 7235 Bayview Drive from R2 Residential District to R2A Residential District.

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

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #44/88 be now terminated."

CARRIED UNANIMOUSLY

5. FROM R4 RESIDENTIAL DISTRICT TO R4A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 17, 1988" - BYLAW NO. 8965"

Rezoning Reference #129/87

Lot 17, D.L. 132, Group 1, NWD, Plan 74448

6888 Grant Place

The purpose of the proposed rezoning bylaw amendment is to permit the development of a single family dwelling having a floor area greater than that permitted under the prevailing residential zoning.

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 6888 Grant Place from R4 Residential District to R4A Residential District.

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

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #129/87
be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN DRUMMOND:

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

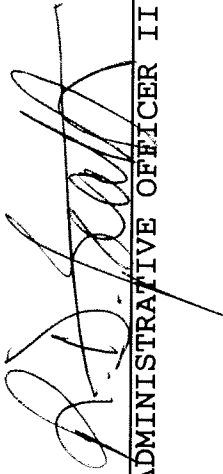
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:46 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

TUESDAY, 1988 JULY 19 AT 7:30 P.M.

in the Council Chamber, 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 (M1 TECHNICAL GUIDELINES, M5 USES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (M1 TECHNICAL GUIDELINES, M5 USES)

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2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 45, 1988" - BYLAW NO. 9045"

Rezoning Reference #5/88

Portion of Lot 15, D.L. 171, Plan 25271 and Portion of Lot 71, D.L. 171, Plan 34756, Group 1, NWD

Portion of 6749 Stride Avenue and Portion of 6850 Twentieth Avenue

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3. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RMI MULTIPLE FAMILY RESIDENTIAL DISTRICT AND METROTOWN AREA PLAN GUIDELINES)

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4. FROM R2 RESIDENTIAL DISTRICT TO R2A RESIDENTIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 47, 1988" - BYLAW NO. 9047"

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5. FROM R4 RESIDENTIAL DISTRICT TO R4A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 17, 1988" - BYLAW NO. 8965"

Rezoning Reference #129/87

Lot 17, D.L. 132, Group 1, NWD, Plan 74448

6888 Grant Place

The purpose of the proposed rezoning bylaw amendment is to permit the development of a single family dwelling having a floor area greater than that permitted under the prevailing residential zoning.

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 accepted after termination of the Public Hearing.

Copies of the Director Planning and Building Inspection's report 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, 1988 June 28 to 4:30 p.m. on Tuesday, 1988 July 19.

C.A. Turpin
MUNICIPAL CLERK