

1988 JUNE 21

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1988 June 21 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)

Alderman R.G. Begin
Alderman E. Nikolai
Alderman F.G. Randall
Alderman J. Young

ABSENT: Alderman D.R. Corrigan
Alderman D.P. Drummond
Alderman L.A. Rankin
Alderman J.M. Sawicki

STAFF: Mr. D.G. Stenson, Deputy Director Planning and
Building Inspection
Mr. R.D. Seath, Administrative Officer 11

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

1. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 129, 1987" - BYLAW NO. 8895

Rezoning Reference #122/87

Lot 15, Block 35, D.L. 30, Grp. 1, NWD, Plan 3036

7463 - 19th Avenue

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

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 NOT SUPPORT the rezoning of the property at 7463 - 19th Avenue from R5 Residential District to R9 Residential District.

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

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #122/87 be now terminated."

CARRIED UNANIMOUSLY

2. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 135, 1987" - BYLAW NO. 8901

Rezoning Reference #134/87

Lot 52, Block 38, D.L. 95, Grp. 1, NWD, Plan 1152 exc. the
southeast 10 feet

7144 Eighteenth Avenue

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

A letter dated 1988 June 21 was received from R.K. and P.E. Clark, 7138 - 18th Avenue, Burnaby, B.C., V3N 1H1 in opposition to this rezoning application.

Jo-Ann M. Hutchinson, 7145 - 17th Avenue, addressed the members of Council in opposition to the rezoning application. The speaker expressed concern with respect to the number of houses and cars in the neighbourhood and, in similar type development as that proposed, single family dwellings have been occupied by more than one family. In conclusion, the speaker requested that if the rezoning application is approved that access to the site be restricted to the lane only.

Simone M. Bigg, 7124 - 18th Avenue, addressed the members of Council in opposition to the rezoning application. The speaker stated that she fully concurs with the previous speaker's comments respecting this matter.

George Bigg, 7124 - 18th Avenue, addressed the members of Council in opposition to the rezoning application. Mr. Bigg was of the opinion that the development proposed would not be compatible with existing development in the neighbourhood.

Om Thinb, 3905 Union Street, addressed the members of Council and advised that he is the owner/applicant of this rezoning application. The speaker mentioned that there is existing R9 development in the neighbourhood and requested that his application be given the same consideration. In conclusion, Mr. Thinb stated that the intention is to occupy the proposed single family dwellings in conformance with the bylaw.

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 7144 Eighteenth Avenue from R5 Residential District to R9 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 #134/87 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 139, 1987" - BYLAW NO. 8905
Rezoning Reference #138/87

Pcl. 1 (386314E) of Lot 35, D.L. 28, Grp. 1, NWD, Plan 632
7843 Nineteenth Avenue

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

A letter dated 1988 June was received from Judge L. Clare, 779 Rochester Avenue, Coquitlam, B.C., V3K 2W1 expressing opposition to this rezoning application.

Sigmunde H. Froehlich, 7813 - 18th Avenue, addressed the members of Council in opposition to the rezoning application. The speaker was of the opinion that if this application was approved it would further aggravate the already horrendous parking situation on Nineteenth Avenue.

Rod Bergen, 7821 - 18th Avenue, addressed the members of Council in opposition to the rezoning application. The speaker stated that at present there is no room on 19th Avenue to park vehicles.

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 7843 Nineteenth Avenue from R5 Residential District to R9 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 #138/87 be now terminated."

CARRIED UNANIMOUSLY

4. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 144, 1987" - BYLAW NO. 8910

Rezoning Reference #144/87

Lot 9, Block 8, D.L. 94, Grp. 1, NWD, Plan 1117

6505 Denbigh Avenue

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

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 NOT SUPPORT the rezoning of the property at 6505 Denbigh Avenue from R5 Residential District to R9 Residential District.

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

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #144/87 be now terminated."

CARRIED UNANIMOUSLY

5. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 25, 1988" - BYLAW NO. 9000

Rezoning Reference #1/88

Lot 2, D.L. 159, Grp. 1, NWD, Plan 1982

7724 McPherson Avenue

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

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 7724 McPherson Avenue from R5 Residential District to R9 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 #1/88 be now terminated."

CARRIED UNANIMOUSLY

6. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 26, 1988" - BYLAW NO. 9001

Rezoning Reference #3/88

Lot "A", D.L. 189, Grp. 1, NWD, Plan 10987

16 South Howard Avenue

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

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 16 South Howard Avenue from R5 Residential District to R9 Residential District.

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

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #3/88 be now terminated."

CARRIED UNANIMOUSLY

7. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 1988" - BYLAW NO. 9002

Rezoning Reference #6/88

Lot 273, D.L. 92, Grp. 1, NWD, Plan 43807

6715 Brantford Avenue

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

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 6715 Brantford Avenue from R5 Residential District to R9 Residential District.

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

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #6/88 be now terminated."

CARRIED UNANIMOUSLY

8. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 1988" - BYLAW NO. 9006

Rezoning Reference #155/87

Lot 2, Block 10, D.L. 76, Plan 1885

5688 Woodsworth Street

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

An undated letter and petition containing nineteen (19) signatures was received from Gordon Fraser, 3770 Douglas Road, in opposition to this rezoning application.

A petition dated 1988 June 16 was received containing twenty-nine (29) signatures in support of this rezoning application.

Gordon Fraser, 3770 Douglas Road, addressed the members of Council as a long time resident of the area. In the speaker's opinion, the size of R9 Residential District lots do not provide sufficient space for a single family. The speaker suggested that if this rezoning application were approved it would further aggravate the already existing problems with respect to parking and traffic in the neighbourhood. The speaker then referred to a petition signed by nineteen residents of the area which had previously been submitted regarding this rezoning application and stated that these individuals were also opposed to the rezoning application.

Eva Swain, 5787 Sprott Street, addressed the members of Council and advised that she is opposed to the rezoning application. The speaker expressed concern with the existing parking situation in the area.

Kathy Howerton, 5687 Woodsworth Street, addressed the members of Council in opposition to the rezoning application for the same reasons stated by previous speakers.

Brij Chadha, 5789 Woodsworth Street, addressed the members of Council as the applicant/owner of the rezoning application. Mr. Chadha referred to a previous petition submitted dated 1988 June 16 containing the signatures of twenty-nine (29) abutting residents in support of the rezoning application. Mr. Chadha further stated that it is his intention to provide off street parking on site. In conclusion, Mr. Chadha stated that he is in support of the rezoning application.

Robert Rondquist, 5687 Woodsworth Street, addressed the members of Council and advised that he too is opposed to 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 5688 Woodsworth Street from R5 Residential District to R9 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 #155/87 be now terminated."

CARRIED UNANIMOUSLY

9. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 29, 1988" - BYLAW NO. 9007

Rezoning Reference #157/87

Lot "B", D.L. 206, Grp. 1, NWD, Plan 13951
841 Cliff Avenue

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

William E. Watson, 821 Cliff Avenue, addressed the members of Council as the owner/applicant of the rezoning application and as such in support thereof. The speaker stated that in petitioning the neighbourhood he had obtained overwhelming support from the majority of residents for 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 841 Cliff Avenue from R5 Residential District to R9 Residential District.

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

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #157/87 be now terminated."

CARRIED UNANIMOUSLY

10. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 1988" - BYLAW NO. 9008

Rezoning Reference #160/87

Lot 4, Block 10, D.L. 76, Grp. 1, NWD, Plan 1885
5738 Woodsworth Street

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

A letter dated 1988 June 15 was received from Mr. and Mrs. H. Keller, 5787 Sprott Street, expressing opposition to this rezoning application.

Gordon Fraser, 3770 Douglas Road, addressed the members of Council in opposition to the rezoning application. Mr. Fraser stated that there is an existing well-maintained single family dwelling on the site.

Kathy Howerton, 5687 Woodsworth Street, addressed the members of Council and advised that she is opposed to the rezoning application.

Robert Rondquist, 5687 Woodsworth Street, addressed the members of Council and advised that he too is opposed to the rezoning application.

Eva Swain, 5787 Sprott Street, addressed the members of Council in opposition to the rezoning application.

Anna Bicente, 4528 Imperial Street, addressed the members of Council and advised that she, together with her parents, are the owners/applicants of the rezoning application and as such in support thereof. It is the family's intention for the mother and father to occupy one of the proposed single family dwellings while the daughter would occupy the other single family dwelling. In addition, the speaker stated that there will be off street parking provided on both sites. In conclusion, the speaker stated that it is the owners' intention to construct a duplex if the rezoning application is denied.

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 5738 Woodsworth Street from R5 Residential District to R9 Residential District.

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

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #160/87 be now terminated."

CARRIED UNANIMOUSLY

11. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 1988" - BYLAW NO. 9010

Rezoning Reference #172/87

Lot 14, Block 11, D.L. 76, Grp. 1, NWD, Plan 1885
6029 Sprott Street

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

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 6029 Sprott Street from R5 Residential District to R9 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 #172/87 be now terminated."

CARRIED UNANIMOUSLY

12. FROM M3 HEAVY INDUSTRIAL DISTRICT TO C6B GASOLINE SERVICE STATION
DISTRICT

Rezoning Reference #173/87

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1988" - BYLAW NO. 9013

Portion of Block "K" exc. firstly: part shown outlined red on Plan 4957 and secondly: part laying within statutory right-of-way Plan 69655, D.L. 118, Group 1, NWD, Plan 3067

Portion of 4050 Loughheed Highway

The purpose of the proposed rezoning bylaw amendment is to permit development of a split-service gasoline and natural gas service station in combination with a retail grocery store.

A letter dated 1988 June 15 was received from Peter R. Toigo, Development Planner, Whitbury Development, 1126 S.E. Marine Drive, Vancouver, B.C., V5X 2V7 in support of this rezoning application.

John A. Elliott, Shell Canada Products Ltd., 650 West Georgia Street, Vancouver, addressed the members of Council as the applicant of the rezoning application and as such in support thereof. Mr. Elliott advised that he was present this evening to answer any queries which members of Council may have with respect to the rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of a portion of 4050 Lougheed Highway from M3 Heavy Industrial District to C6B Gasoline Service Station 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 #173/87 be now terminated."

CARRIED UNANIMOUSLY

13. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1988" - BYLAW NO. 9014

Rezoning Reference #21/88

Portion of Lot 71, D.L. 171, Plan 34756

Portion of 6850 Twentieth Avenue

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

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 a portion of 6850 Twentieth Avenue from CD Comprehensive Development District to Amended CD Comprehensive Development District (Based on RM3 Guidelines).

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

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #21/88 be now terminated."

CARRIED UNANIMOUSLY

14. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (RM2 GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1988" - BYLAW NO. 9015

Rezoning Reference #23/88

Lot 37, Blk. 34, D.L. 95, Grp. 1, NWD, Plan 1152 exc. north-westerly 10 feet measured at right angles to the north west boundary

7223, 7231, 7237, 7243 and 7249 Eighteenth Avenue

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

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 7223, 7231, 7237, 7243 and 7249 Eighteenth Avenue from R5 Residential District to CD Comprehensive Development District (RM2 Guidelines).

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

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #23/88 be now terminated."

CARRIED UNANIMOUSLY

15. FROM M1 MANUFACTURING DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (RM5/C3 GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 36, 1988" - BYLAW NO. 9016

Rezoning Reference #25/88

Lot "A", D.L.'s 151 & 153, Grp. 1, NWD, Plan 2702
4300 Kingsway

The purpose of the proposed rezoning bylaw amendment is to permit development of an 18 storey high-rise residential building oriented to Wilson Avenue with a single level of commercial building oriented to Kingsway.

A letter dated 1988 June 09 was received from Frank and Laura Helden, 311-5868 Olive Avenue, Burnaby, B.C., V5H 2P4 in opposition to this rezoning application.

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 4300 Kingsway from M1 Manufacturing District to CD Comprehensive Development District (RM5/C3 Guidelines).

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 #25/88 be now terminated."

CARRIED UNANIMOUSLY

16. FROM C4 SERVICE COMMERCIAL DISTRICT TO C6B GASOLINE SERVICE STATION DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 37, 1988" - BYLAW NO. 9017

Rezoning Reference #26/88

Lots 2, 3 and 4, Blk. 29, D.L. 69, Grp. 1, NWD, Plan 1321
3020 and 3050 Boundary Road

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a self-serve gasoline service station in combination with a retail grocery store.

A letter dated 1988 June 21 was received from Cliff Andstein, Secretary-Treasurer, B.C. Federation of Labour, 3110 Boundary Road, Burnaby, B.C., V5M 4A2 in opposition to this rezoning application.

Donna M. Gyurcsek, 3722 Manor Street, addressed the members of Council and advised that she is the property owner directly across the street from the proposed self-serve gasoline service station/retail grocery store. The speaker expressed concern with respect to the hours of operation and suggested that if the hours of operation were between 7:00 a.m. and 10:00 p.m. daily she would be able to support the rezoning application but, is opposed to it as it is presented.

Michael J. Farrell, representing Chevron Canada Ltd., 1500-1050 West Pender Street, Vancouver, addressed the members of Council and advised that it is the intention of Chevron Canada Ltd. through this rezoning application to address the needs of today's motoring public by providing a self-serve gasoline service station in combination with a retail grocery store. In addition, Mr. Farrell stated that the intended hours of operation are twenty-four (24) hours a day. In conclusion, Mr. Farrell was of the opinion that the proposed development would be a definite asset to the neighbourhood.

Jozsef Gyurcsek, 3722 Manor Street, addressed the members of Council and queried whether the lane to the rear of the properties would be closed in conjunction with the redevelopment on the property.

In response, Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, advised that it is proposed for the lane to be closed some time in the future in order to facilitate the future assembly and development of the remaining properties to the east.

Bessie A. Kereluc, 3721 Dominion Street, addressed the members of Council in opposition to the rezoning application. The speaker expressed concern with respect to the disruption which a twenty-four (24) hour a day self-serve gas station/retail grocery store would bring to the neighbourhood.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT rezoning of the properties at 3020 and 3050 Boundary Road 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 YOUNG:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #26/88 be now terminated."

CARRIED UNANIMOUSLY

17. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (P5 GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (P5 GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1988" - BYLAW NO. 9018

Rezoning Reference #31/88

Lot 7, D.L. 80, Plan 3780
5976 Sprott Street

The purpose of the proposed rezoning bylaw amendment is to add a caretaker living unit and a meeting room to the existing place of worship.

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 5976 Sprott Street from CD Comprehensive Development District (P5 Guidelines) to Amended CD Comprehensive Development District (P5 Guidelines).

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

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #31/88 be now terminated."

CARRIED UNANIMOUSLY

18. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARK DEVELOPMENT PLAN) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARK DEVELOPMENT PLAN)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 39, 1988" - BYLAW NO. 9019

Rezoning Reference #40/88

Portion of Lot 14 exc. firstly: Pcl. "A" (B/L Plan 60615), secondly: part subdivided by Plan 60616 & thirdly: part subdivided by Plan 64401, D.L. 71 & 72, Plan 59477

Portion of 3500 Gilmore Way

The purpose of the proposed rezoning bylaw amendment is to construct a three storey building with facilities for production and research along with office space.

Ramsay T. Shankie, 3676 Kalyk Avenue, addressed the members of Council and advised that he had been informed that the park would be strictly a research facility while the current rezoning application makes provision for production.

Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, advised that the adopted community plan emphasizes research however production may be permitted as an accessory use in conjunction with a primary research use.

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 a portion of 3500 Gilmore Way from CD Comprehensive Development District (Discovery Park Development Plan) to Amended CD Comprehensive Development District (Discovery Park Development Plan).

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

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #40/88 be now terminated."

CARRIED UNANIMOUSLY

19. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARKS COMMUNITY PLAN) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARKS COMMUNITY PLAN) AND P6 REGIONAL INSTITUTIONAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 45, 1988" - BYLAW NO. 9021

Rezoning Reference #45/88

Ptn. Lot 14 exc. Pcl. A (B/L 60615) part subdivided by Plan 60616 & Plan 64401, D.L. 71 & 72, Group 1, NWD, Plan 59477

Portion of 3500 Gilmore Way

The purpose of the proposed rezoning bylaw amendment is to designate a portion of Site I of the Discovery Parks (B.C.I.T.) Community Plan to regional institutional use (P6 zoning) and to amend the guiding Community Plan for the remnant Site I accordingly.

This item was withdrawn from the agenda for the Public Hearing this evening.

20. TEXT AMENDMENT - RESIDENTIAL "A" DISTRICTS
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 42, 1988" - BYLAW NO. 9023

The purpose of the proposed text amendments is to:

- (a) Modify the minimum lot area requirement and
- (b) Establish a minimum lot width requirement

for those residential district designations that permit single family dwellings with gross floor areas greater than those usually permitted in the standard residential districts.

A letter dated 1988 June 21 was received from V. Marshall, 3556 Lakedale Avenue, Burnaby, B.C., V5A 3E3 in opposition to this rezoning application.

An undated letter was received from R. Savage, 8206 Government Street, Burnaby, B.C., expressing opposition to this rezoning application.

An undated letter was received from L.M.B. Block, 3586 Lakedale Avenue, Burnaby, B.C. expressing opposition to this rezoning application.

Elizabeth C.A. Elwood, 8134 - 14th Avenue, addressed the members of Council in opposition to the proposed Text Amendment - Residential "A" Districts. The speaker expressed concern with respect to the affect the proposed legislation would have on existing Burnaby homeowners. The speaker stressed that Council pay particular attention to neighbourhood concerns. In conclusion, the speaker requested that Council let reason prevail and defeat the proposed amendments while leaving the existing process intact.

Inglis W. Edwards, 2150 Jordan Drive, addressed the members of Council seeking clarification with respect to the stated minimum lot area and width requirements of the proposed amendment.

Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, provided a brief recap of the bylaw intent and concluded by stating that the intent of the proposed Residential "A" Districts designations is to permit single family dwellings with gross floor areas greater than those usually permitted in the standard residential districts.

William S. Kathrein, 8966 Monroe Street, addressed the members of Council and urged that neighbourhood residents be allowed input with respect to development in their area.

Victor V. Stusiak, 8338 Hollis Place, addressed the members of Council and advised that his lot falls just short of the 150% lot size requirement and suggested that this figure be reviewed. The speaker was of the opinion that the proposed amendments require more public input including input from professional technicians. In conclusion, the speaker requested that the Public Hearing be adjourned to 1988 October and the proposed amendments be referred to the Housing Committee who in turn could take the amendments to public community meetings to provide for greater public input.

Orest Moysiuk, 7931 Rosewood Street, addressed the members of Council and advised that he is in support of the proposed Text Amendment - Residential "A" Districts. Mr. Moysiuk's concern was with respect to the construction of large bulk houses on average or small size lots in the community.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment - Residential "A" Districts.

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

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to the Text Amendment in the Residential "A" Districts now be terminated."

CARRIED
OPPOSED: Aldermen Begin and
Nikolai

A D J O U R N M E N T

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN YOUNG:

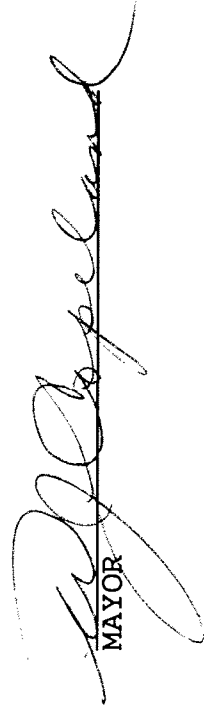
"THAT this Public Hearing (Zoning) do now adjourn."

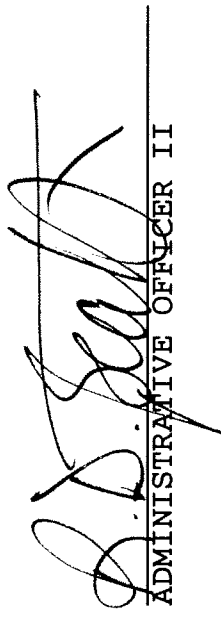
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:54 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 JUNE 21 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 R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 129, 1987" - BYLAW NO. 8895

Rezoning Reference #122/87

Lot 15, Block 35, D.L. 30, Grp. 1, NWD, Plan 3036

7463 - 19th Avenue

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

2. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 135, 1987" - BYLAW NO. 8901

Rezoning Reference #134/87

Lot 52, Block 38, D.L. 95, Grp. 1, NWD, Plan 1152 exc. the southeast 10 feet

7144 Eighteenth Avenue

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

3. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 139, 1987" - BYLAW NO. 8905

Rezoning Reference #138/87

Pc1. 1 (386314E) of Lot 35, D.L. 28, Grp. 1, NWD, Plan 632

7843 Nineteenth Avenue

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

4. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 144, 1987" - BYLAW NO. 8910

Rezoning Reference #144/87

Lot 9, Block 8, D.L. 94, Grp. 1, NWD, Plan 1117

6505 Denbigh Avenue

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

5. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 25, 1988" - BYLAW NO. 9000

Rezoning Reference #1/88

Lot 2, D.L. 159, Grp. 1, NWD, Plan 1982

7724 McPherson Avenue

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

6. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 25, 1988" - BYLAW NO. 9001

Rezoning Reference #3/88

Lot "A", D.L. 189, Grp. 1, NWD, Plan 10987

16 South Howard Avenue

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

7. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 1988" - BYLAW NO. 9002

Rezoning Reference #6/88

Lot 273, D.L. 92, Grp. 1, NWD, Plan 43807

6715 Brantford Avenue

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

8. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 1988" - BYLAW NO. 9006

Rezoning Reference #155/87

Lot 2, Block 10, D.L. 76, Plan 1885

5688 Woodsworth Street

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

9. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 29, 1988" - BYLAW NO. 9007

Rezoning Reference #157/87

Lot "B", D.L. 206, Grp. 1, NWD, Plan 13951

841 Cliff Avenue

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

10. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 1988" - BYLAW NO. 9008

Rezoning Reference #160/87

Lot 4, Block 10, D.L. 76, Grp. 1, NWD, Plan 1885

5738 Woodsworth Street

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

11. FROM R5 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 1988" - BYLAW NO. 9010

Rezoning Reference #172/87

Lot 14, Block 11, D.L. 76, Grp. 1, NWD, Plan 1885

6029 Sprott Street

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

12. FROM M3 HEAVY INDUSTRIAL DISTRICT TO C6B GASOLINE SERVICE STATION DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1988" - BYLAW NO. 9013

Rezoning Reference #173/87

Portion of Block "K" exc. firstly: part shown outlined red on Plan 4957 and secondly: part laying within statutory right-of-way Plan 69655, D.L. 118, Group 1, NWD, Plan 3067

Portion of 4050 Loughheed Highway

The purpose of the proposed rezoning bylaw amendment is to permit development of a split-service gasoline and natural gas service station in combination with a retail grocery store.

13. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE
DEVELOPMENT DISTRICT (BASED ON RM3 GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1988" - BYLAW NO. 9014

Rezoning Reference #21/88

Portion of Lot 71, D.L. 171, Plan 34756

Portion of 6850 Twentieth Avenue

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

14. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
(RM2 GUIDELINES)

Rezoning Reference #23/88
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1988" - BYLAW NO. 9015

Lot 37, Blk. 34, D.L. 95, Grp. 1, NWD, Plan 1152 exc. north-westerly 10 feet measured at right angles to the north west boundary

7223, 7231, 7237, 7243 and 7249 Eighteenth Avenue

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

15. FROM M1 MANUFACTURING DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (RM5/C3 GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 36, 1988" - BYLAW NO. 9016

Rezoning Reference #25/88

Lot "A", D.L.'s 151 & 153, Grp. 1, NWD, Plan 2702

4300 Kingsway

The purpose of the proposed rezoning bylaw amendment is to permit development of an 18 storey high-rise residential building oriented to Wilson Avenue with a single level of commercial building oriented to Kingsway.

16. FROM C4 SERVICE COMMERCIAL DISTRICT TO C6B GASOLINE SERVICE STATION DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 37, 1988" - BYLAW NO. 9017

Rezoning Reference #26/88

Lots 2, 3 and 4, Blk. 29, D.L. 69, Grp. 1, NWD, Plan 1321

3020 and 3050 Boundary Road

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a self-serve gasoline service station in combination with a retail grocery store.

17. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (P5 GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (P5 GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 38, 1988" - BYLAW NO. 9018

Rezoning Reference #31/88

Lot 7, D.L. 80, Plan 3780

5976 Sprrott Street

The purpose of the proposed rezoning bylaw amendment is to add a caretaker living unit and a meeting room to the existing place of worship.

18. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARK DEVELOPMENT PLAN) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARK DEVELOPMENT PLAN)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 39, 1988" - BYLAW NO. 9019

Rezoning Reference #40/88

Portion of Lot 14 exc. firstly: Pcl. "A" (B/L Plan 60615), secondly: part subdivided by Plan 60616 & thirdly: part subdivided by Plan 64401, D.L. 71 & 72, Plan 59477

Portion of 3500 Gilmore Way

The purpose of the proposed rezoning bylaw amendment is to construct a three storey building with facilities for production and research along with office space.

19. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARKS COMMUNITY PLAN) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARKS COMMUNITY PLAN) AND P6 REGIONAL INSTITUTIONAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 45, 1988" - BYLAW NO. 9021

Rezoning Reference #45/88

Ptn. Lot 14 exc. Pcl. A (B/L 60615) part subdivided by Plan 60616 & Plan 64401, D.L. 71 & 72, Group 1, NWD, Plan 59477

Portion of 3500 Gilmore Way

The purpose of the proposed rezoning bylaw amendment is to designate a portion of Site I of the Discovery Parks (B.C.I.T.) Community Plan to regional institutional use (P6 zoning) and to amend the guiding Community Plan for the remnant Site I accordingly.

20. TEXT AMENDMENT - RESIDENTIAL "A" DISTRICTS
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 42, 1988" - BYLAW NO. 9023

The purpose of the proposed text amendments is to:

- (a) Modify the minimum lot area requirement and
- (b) Establish a minimum lot width requirement

for those residential district designations that permit single family dwellings with gross floor areas greater than those usually permitted in the standard residential districts.

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 May 27 to 4:30 p.m. on Tuesday, 1988 June 21.

C.A. Turpin
MUNICIPAL CLERK