

1988 MARCH 22

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Tuesday, 1988 March 22 at 7:30 p.m.

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

Alderman D.R. Corrigan
Alderman D.P. Drummond
Alderman F.G. Randall
Alderman J. Young

ABSENT: Alderman R.G. Begin
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman J.M. Sawicki

STAFF: Mr. M.J. Shelley, Municipal Manager
Mr. D.G. Stenson, Deputy Director Planning & Building Inspection
Mr. B. Luksun, Planner
Mr. R.D. Seath, Administrative Officer II

The Public Hearing was called to order at 7:35 p.m.

1. FROM R5 RESIDENTIAL DISTRICT TO R5a RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 16, 1988" - BYLAW NO. 8963

Rezoning Reference #145/87

Lot 12, Blk. 4, D.L. 173, Grp. 1, NWD, Plan 1634

6349 Marine Drive - located on the corner of Fenwick Avenue, Marine Drive and Tenth Avenue.

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

Mr. Raymond Morris, 6335 Marine Drive, addressed the members of Council in opposition to the rezoning application. Mr. Morris stated that the average home in the area is between 1200 and 2500 square feet and the proposed single family dwelling would not be compatible with the existing single family dwelling development in the neighbourhood.

In conclusion, Mr. Morris submitted letters of opposition from Mr. and Mrs. M. Kardynal, 6336 Marine Drive and K. Anderson, 6330 Marine Drive.

Mr. Murray Charters, 6365 Marine Drive, addressed the members of Council in opposition to the rezoning application. Mr. Charters stated that the home as proposed will not be compatible with existing single family dwelling development in the area.

Mrs. Danielle Rivas, 6352 Marine Drive, addressed the members of Council in opposition to the rezoning application. Mrs. Rivas was of the opinion that the single family dwelling proposed would not be compatible with existing single family development in the neighbourhood.

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 6349 Marine Drive from R5 Residential District to R5a Residential District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #145/87 be now terminated."

CARRIED UNANIMOUSLY

2. FROM P3 PARK AND PUBLIC USE DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 18, 1988" - BYLAW NO. 8966

Rezoning Reference #9/88

Portion of Rem. 6 Exc. Ref. Plan 14874 and Exc. occupied portion, D.L. 85, Plan 11109

Portion 5055 Sperling Avenue - "footprint" area around and including the Hart House and ancillary buildings located south of Deer Lake Avenue, west of Sperling Avenue.

The purpose of the proposed rezoning bylaw amendment is to permit development of a restaurant in the renovated Hart House.

A letter dated 1988 March 21 was received from Leigh and Evelyn Palmer, 5075 Deer Lake Avenue, Burnaby, B.C., V5G 3T7 expressing opposition to this rezoning application.

Mr. Peter Scott owner of Recency Caterers, 1017 W. King Edward Avenue, Vancouver, addressed the members of Council and advised that he was present this evening to answer any questions with respect to the proposed rezoning application.

Mr. Paul Smolen, Regency Caterers, 1017 W. King Edward Avenue, Vancouver, also appeared before the members of Council in this regard.

Both Mr. Scott and Mr. Smolen advised that it is the intent of Regency Caterers to maintain the existing character and integrity of the Hart House.

Susan Dent, 5145 Sperling Avenue, addressed the members of Council in opposition to the rezoning application. The speaker expressed concern with respect to the amount of noise which a restaurant on the subject property would generate and expressed further concern with respect to the proposed renovations to the home not being compatible with the heritage of the house.

Mr. Dennis Wilson, 5140 Sperling Avenue, addressed the members of Council in opposition to the rezoning application. Mr. Wilson expressed concern with respect to the amount of on-site parking and the amount of noise which would be generated by this 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 a portion of 5055 Sperling Avenue from P3 Park and Public Use District to CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines).

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #9/88 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R4 RESIDENTIAL DISTRICT TO R3 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 5, 1988" - BYLAW NO. 8948

Rezoning Reference #163/87

Lot C exc. Pcl. 1 (Expl. P1. 15931), Pcl. 1 of Lot C (Expl. P1. 15931), W. 60 ft. of Lot D, Plan 5426, Lots 60 & 70, Plan 30270, all of D.L. 80

5912/24/38/46/58 Sprrott Street - located east of Godwin Avenue between Sprrott and Sunset Streets.

The purpose of the proposed rezoning bylaw amendment is to enable the creation of conforming single-family residential lots under the R3 District.

Mrs. Anne Charuk, 5946 Sprott Street, addressed the members of Council and advised that she is not opposed to the rezoning but is opposed to the subdivision layout and the required lane dedications from her property.

Rosemary Gibson, 3060 Lazy 'A' Street, Coquitlam, addressed the members of Council as the owner of 5938 Sprott Street and advised that she is opposed to the required lane dedications. The speaker further advised that she wished to subdivide her property without the required subdivision requirements as stipulated by the Planning Department.

Mr. William A. Street, 1701 - 1166 Alberni Street, Vancouver, addressed the members of Council and advised that he was representing Mr. and Mrs. Stringhetta owners of 5912 Sprott Street who are in favour of the proposed rezoning application. Mr. Street further advised that the Stringhetta's are prepared to proceed with the rezoning whether the other abutting owners are prepared to do so or not.

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 5912/24/38/46/58 Sprott Street from R4 Residential District to R3 Residential District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #163/87 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN CORRIGAN:

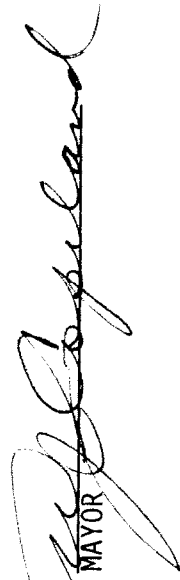
"THAT this Public Hearing (Zoning) do now adjourn."

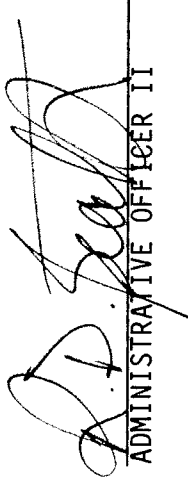
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:59 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 MARCH 22 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 R5a RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 16, 1988" - BYLAW NO. 8963
Rezoning Reference #145/87
Lot 12, Blk. 4, D.L. 173, Grp. 1, NWD, Plan 1634
6349 Marine Drive - located on the corner of Fenwick Avenue, Marine Drive and Tenth Avenue.
The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling with a floor area greater than that permitted under the prevailing residential zoning.
2. FROM P3 PARK AND PUBLIC USE DISTRICT TO CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 18, 1988" - BYLAW NO. 8966
Rezoning Reference #9/88
Portion of Rem. 6 Exc. Ref. Plan 14874 and Exc. occupied portion, D.L. 85, Plan 11109
Portion 5055 Sperling Avenue - "footprint" area around and including the Hart House and ancillary buildings located south of Deer Lake Avenue, west of Sperling Avenue.
The purpose of the proposed rezoning bylaw amendment is to permit development of a restaurant in the renovated Hart House.
3. FROM R4 RESIDENTIAL DISTRICT TO R3 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 1988" - BYLAW NO. 8948
Rezoning Reference #163/87
Lot C exc. Pcl. 1 (Expl. P1. 15931), Pcl. 1 of Lot C (Expl. P1. 15931), W. 60 ft. of Lot D, Plan 5426, Lots 60 & 70, Plan 30270, all of D.L. 80 5912/24/38/46/58 Sprott Street - located east of Godwin Avenue between Sprott and Sunset Streets.
The purpose of the proposed rezoning bylaw amendment is to enable the creation of conforming single-family residential lots under the R3 District.

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 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, 1988 February 26 to 4:30 p.m. on Tuesday, 1988 March 22.

C.A. Turpin
MUNICIPAL CLERK