

1988 NOVEMBER 22

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1988 November 22 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 L.A. Rankin
Alderman J.M. Sawicki
Alderman J. Young

ABSENT: Alderman D.R. Corrigan
Alderman D.P. Drummond

STAFF: Mr. A.L. Parr, Director Planning and Building Inspection
Mr. R.D. Seath, Administrative Officer II

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

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 76, 1988" - BYLAW NO. 9104

The purpose of the proposed text amendment is to delete golf courses and golf driving ranges as a permitted use in the A1 Agricultural District.

Douglas Day, President, Triple Five City Development Corporation, residing at 1222 West 38th Avenue, Vancouver, addressed the members of Council and advised that his company has an option to purchase two hundred and twenty (220) acres in the Big Bend. The speaker stated that his company has determined that a golf course or golf driving range would be an appropriate use and expressed considerable concern with respect to the loss of this use for the property.

The Advisory Planning Commission wish to advise Council that following its consideration of the text amendment application, a decision was reached to SUPPORT Bylaw No. 9104.

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Bylaw No. 9104 be now terminated."

CARRIED

OPPOSED: ALDERMAN NIKOLAI

2. FROM A1 AGRICULTURAL DISTRICT TO M3A HEAVY INDUSTRIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 77, 1988" - BYLAW NO. 9107

Rezoning Reference #2/88

Lot 1 exc. pt. outlined red on Plan 11824, Lots 2 & 3, Block 9,
D.L. 173, Plan 1034

5924, 5954 & 5984 Thorne Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the site to be utilized as an auto wrecking and/or storage yard.

Douglas Day, 1228 West 38th Avenue, Vancouver, addressed the members of Council and advised that the property which his company holds the option to purchase is located directly adjacent to the subject property.

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 5924, 5954 and 5984 Thorne Avenue from A1 Agricultural District to M3A Heavy Industrial District.

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

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #2/88 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R5 RESIDENTIAL DISTRICT TO C1 NEIGHBOURHOOD COMMERCIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 78, 1988" - BYLAW NO. 9108

Rezoning Reference #67/88

North 1/2 of Lot 4, Block 12, D.L. 116, Plan 1439

805 Gilmore Avenue

The purpose of the proposed rezoning bylaw amendment is to bring the existing grocery store into conformity in terms of its use.

Alan J. Buggie, 621 Beta Avenue, addressed the members of Council and advised that he is representing his in-laws, A. and M.V. Callochia, 813 Gilmore Avenue, who are opposed to the rezoning application. The speaker stated that there is already an existing grocery store located two blocks to the south of this proposal. In the speakers opinion, the proposed rezoning would adversely affect adjoining properties and the neighbourhood and expressed his strong opposition 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 SUPPORT the rezoning of the property at 805 Gilmore Avenue from R5 Residential District to C1 Neighbourhood Commercial 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 #67/88 be now terminated."

CARRIED UNANIMOUSLY

4. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 79, 1988" - BYLAW NO. 9109

The purpose of the proposed text amendment is to amend the M3a zone by deleting certain permitted uses and incorporating revised screening and landscape provisions for automobile wrecking yards.

David Taylor, 8826 Armstrong Avenue, addressed the members of Council and advised that he was representing ABC Recycling Ltd., 8081 Meadow Avenue. Mr. Taylor read from a prepared text, a copy of which was circulated to all Council members present this evening. Mr. Taylor stated that ABC Recycling Ltd. is extremely concerned with the proposed text amendment which, if permitted, would place ABC Recycling in a nonconforming situation. In conclusion, Mr. Taylor requested that Council consider the impact of the proposed text amendment on ABC Recycling Ltd.

Gerald Mackey, 2215 Tanager Place, North Vancouver, addressed the members of Council and advised that he is representing Gorilla Fireworks who have signed a five year lease to store fireworks temporarily at 4949 Byrne Road. The speaker expressed concern that the proposed text amendment would remove the storage of explosives from the M3A District.

Clifford W. Heggs of Cliff's Recycling and Trucking Ltd., 6120 Trapp Avenue, addressed the members of Council and expressed concern with respect to the proposed text amendment. The speaker suggested that Council place a moratorium on new applications for junk yard use until such time as the problems associated with this use are resolved without suppressing the nature of the recycling business.

The Advisory Planning Commission wish to advise Council that following its consideration of the text amendment, a decision was reached to NOT SUPPORT Bylaw 9109.

Arising out of the discussion with respect to this item, the Advisory Planning Commission adopted the following recommendation:

"The Advisory Planning Commission is concerned about the process used in this proposal. The A.P.C. does not support the elimination of junk yards without having an alternative in place.

Our society is concerned with recycling - in many cases these are recycled items currently termed junk.

The Advisory Planning Commission recommends that the need to recycle our junk be recognized through redefinition of the term "junk yard" in our current bylaw and the establishment of suitable zoning."

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

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Bylaw No. 9109 be now terminated."

CARRIED UNANIMOUSLY

5. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 80, 1988" - BYLAW NO. 9111

The purpose of the proposed text amendment is to adjust the rezoning application fee.

No one appeared in connection with this text amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of the text amendment, a decision was reached to SUPPORT Bylaw No. 9111.

Arising out of the discussion with respect to this item, the Advisory Planning Commission adopted the following recommendation:

"THAT a review of all fees be conducted every two years and the fees adjusted to meet the current cost."

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Bylaw No. 9111 be now terminated."

CARRIED UNANIMOUSLY

6. FROM R4 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RMI MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 81, 1988" - BYLAW NO. 9114

Rezoning Reference #60/88

Lots 1, 2, 3, 4, 5, 6 and 7, D.L. 207, Plan 14385

311, 331, 351, 371 Duthie Avenue and 7161/71/81 Hastings Street

The purpose of the proposed rezoning bylaw amendment is to permit 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 311, 331, 351, 371 Duthie Avenue and 7161/71/81 Hastings Street from R4 Residential District to CD Comprehensive Development District (Based on RMI Multiple Family Residential District Guidelines).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #60/88 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:05 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER II

THE CORPORATION OF THE DISTRICT OF BURNBABY
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 NOVEMBER 22 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. TEXT AMENDMENT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 76, 1988" - BYLAW NO. 9104

The purpose of the proposed text amendment is to delete golf courses and golf driving ranges as a permitted use in the A1 Agricultural District.
2. FROM A1 AGRICULTURAL DISTRICT TO M3A HEAVY INDUSTRIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 77, 1988" - BYLAW NO. 9107

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Plan 1034

5924, 5954 & 5984 Thorne Avenue

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3. FROM R5 RESIDENTIAL DISTRICT TO C1 NEIGHBOURHOOD COMMERCIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 78, 1988" - BYLAW NO. 9108

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4. TEXT AMENDMENT
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BYLAW NO. 79, 1988" - BYLAW NO. 9109

The purpose of the proposed text amendment is to amend the M3a zone by deleting certain permitted uses and incorporating revised screening and landscape provisions for automobile wrecking yards.
5. TEXT AMENDMENT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 80, 1988" - BYLAW NO. 9111

The purpose of the proposed text amendment is to seek Council authority to prepare a text amendment to the Burnaby Zoning Bylaw in order to adjust the rezoning application fee.
6. FROM R4 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON RMI MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 81, 1988" - BYLAW NO. 9114

Rezoning Reference #60/88

Lots 1, 2, 3, 4, 5, 6 and 7, D.L. 207, Plan 14385

311, 331, 351, 371 Duthie Avenue and 7161/71/81 Hastings Street

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

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 Wednesday, 1988 November 02 to 4:30 p.m. on Tuesday, 1988 November 22.

C.A. Turpin
MUNICIPAL CLERK