

1988 FEBRUARY 23

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B. C. on Tuesday, 1988 February 23 at 7:30 p.m.

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

Alderman D.R. Corrigan  
Alderman D.P. Drummond  
Alderman E. Nikolai  
Alderman F.G. Randa11  
Alderman L.A. Rankin

ABSENT: Alderman R.G. Begin  
Alderman J.M. Sawicki  
Alderman J. Young

STAFF: Mr. D.G. Stenson, Deputy Director Planning & Building Inspection  
Mrs. D.R. Comis, Deputy Municipal Clerk  
Mrs. M. Pasqua, Administrative Officer I

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

1. FROM C3 GENERAL COMMERCIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 2, 1988" - BYLAW NO. 8945

Rezoning Reference #83/87

Lot 2, D.L. 153, Grp. 1, NWD, Plan 74451; Lots 15 & 21, Blk. 5, Plan 8362, D.L. 153

4575 and 4601 Kingsway, 4606 Hazel Street - located between Kingsway and Hazel Street on the east side of McKay Avenue.

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a retail/office commercial development.

A letter dated 1988 February 18 was received from Nathan Fox, Owner of Metro Centre Hotel, 4561 Kingsway, Burnaby, B.C. expressing support for this rezoning application.

Mr. Paul Grieve, Kanbro Development Corporation, 706 - 550 Beatty Street, Vancouver, addressed members of Council as the applicant for rezoning.

Mr. Grieve provided specifics regarding the consolidation of the properites and lane. The speaker felt the development proposal would complement the general Metrotown Area Development Plan by providing service/commercial uses on the periphery of the centre of Metrotown.

Mr. Peter Withers, Vice President of Development, Station Square Developments, 1373 24th Street, West Vancouver, addressed members of Council questioning the policy of Council with respect to phasing and orderly growth in the Metrotown area. Mr. Withers advised that the policy adopted last year with respect to second phase development seemed to be one which precluded any further development until such time as phase one was a proven success. It was the speaker's opinion that a planned approach towards orderly growth is not, in fact, being followed.

In conclusion, Mr. Withers expressed concern that the infrastructure is not adequate enough to support the development of increased density in the area. As a result of the concerns mentioned, and on behalf of Station Square, Mr. Withers stated opposition to this rezoning proposal on the grounds that it defeats the objective of the Metrotown Planning Policy.

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 4575, 4601 Kingsway; 4606 Hazel Street from C3 General Commercial District and R5 Residential District to CD Comprehensive Development District (based on C3 General Commercial District guidelines).

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 #83/87 be now terminated."

CARRIED UNANIMOUSLY

2. FROM P6 REGIONAL INSTITUTIONAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 3, 1988" - BYLAW NO. 8946

Rezoning Reference #148/87

Portion of Lot "C", D.L. 72, Grp. 1, NWD, Plan 68136

South portion of 4705 Wayburne Drive - located at the northwest corner of Moscrop Street and Wayburne Drive.

The purpose of the proposed rezoning bylaw amendment is to permit subdivision of the existing lot and conversion of the existing Motor Vehicle Testing Station to a Geotechnical and Paving Laboratory.

An undated letter was received from H. Natzke, Chairman, Strata Corporation NW194, 4737 Fernglen Place, Burnaby, V5G 3W2 indicating certain concerns with the subject rezoning application.

Donald T. Ross, Real Estate Analyst, British Columbia Buildings Corporation, 3350 Douglas Street, Victoria, addressed members of Council as the applicant for rezoning. Mr. Ross advised that the original site is 6.55 acres and in order to allow for the subdivision it is necessary to reduce the minimum lot size to allow for utilization of this portion of the site for conversion of the vehicle testing station to a geotechnical and paving laboratory. Mr. Ross advised that the Project Manager, Mr. Ian Maitland, was in the audience this evening prepared to answer any technical questions Council may have.

Mr. Ian Maitland, Project Manager, addressed members of Council advising that in a geotechnical lab the analysis of materials from highway locations and various other paving projects throughout British Columbia is conducted.

In response to a question from Council regarding the manufacturing of products and noise and pollution emissions, Mr. Maitland advised that there is no manufacturing of components in such a facility and the only noise generated would be from within the facility and not audible from the exterior of the building. With respect to emissions, Mr. Maitland advised that there would be a limited amount resulting from the breaking down of very small amounts of asphalt compounds.

In conclusion, Mr. Maitland, stated that any and all emissions will be vented and that it is their fullest intention to meet all standards with respect to the environment and that all Provincial and Municipal bylaws will be strictly adhered to.

Ms. Hansi Natzke, 4737 Fernglen Place, addressed members of Council with concerns regarding pollution abatement, methods of noise reduction and adequacy of parking spaces all resulting from the proposed development of the subject site.

Arising out of the speaker's comments, staff were requested to respond to the matters of pollution abatement and the parking concerns by way of a report to Council.

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 south portion of 4705 Wayburne Drive from P6 Regional Institutional 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 RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #148/87 be now terminated."

CARRIED UNANIMOUSLY

3. FROM M3 HEAVY INDUSTRIAL DISTRICT TO R5 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 4, 1988" - BYLAW NO. 8947

Rezoning Reference #159/87

Lot 10, Blk. 27, D.L. 117, Grp. 1, NWD, Plan 1222

Portion of 3994 Kitchener Street - located on the southwest corner of the intersection of Kitchener Street, MacDonald Avenue and Douglas Road.

The purpose of the proposed rezoning bylaw amendment is to eliminate the split zoning of the subject property and permit the construction of a private garage, accessory to the existing residence on the northerly part of the lot.

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 3994 Kitchener Street from M3 Heavy Industrial District to R5 Residential District.

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #159/87 be now terminated."

CARRIED UNANIMOUSLY

4. 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. Pl. 15931), Pcl. 1 of Lot C (Expl. Pl. 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.

A letter dated 1988 February 19 was received from Anne and Frank Charuk, 5946 Sprott Street, Burnaby, B.C., owners of one subject property, expressing their opposition to this rezoning application.

A letter dated 1988 February 22 was received from V.E. Kaeser owner of subject property, 5958 Sprott Street, expressing her opposition to this rezoning application.

Rosemary Gibson, 3060 Lazy "A" Street, Coquitlam, addressed members of Council as the owner of 5938 Sprott Street and advising that she did not support the rezoning application for which her property was included because of the lane allowance requirement.

Mrs. Anne Charuk, 5964 Sprott Street, addressed members of Council advising that she did not support the rezoning application for which her property is included because of the required lane allowance. Mrs. Charuk further advised that she represented Mrs. Valentina E. Kaeser, Fort Smith, Northwest Territories, who was the property owner of 5958 Sprott Street and who is also opposed to the rezoning application.

As a result of the speaker's concerns, staff were requested to report information relating to lane dedication, lane standard, cost of subdivision, water drainage problems and property realignment.

Alderman Corrigan retired from the Council Chamber at 8:30 p.m.

Mr. Henry Wilhelm, addressed members of Council representing the owners of 5912 Sprott Street, Mr. and Mrs. Stringhetta. Mr. Wilhelm advised that the owners of the property were not properly informed of the Public Hearing and supported adjournment of the rezoning application to 1988 March 22.

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, 5924, 5938, 5946, 5958 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 adjourned to 1988 March 22 at 7:30 p.m. in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C."

5. FROM P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT TO R4 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 6, 1988" - BYLAW NO. 8949  
Rezoning Reference #170/87

CARRIED UNANIMOUSLY

Pc1. A (Expl. P1. 16397) of Lot 60, D.L. 135, Grp. 1, NWD, Plan 3234  
1605 Blaine Avenue - located on the west side of Blaine Avenue between Halifax Street and Kitchener Street.

The purpose of the proposed rezoning bylaw amendment is to permit the development of a two-family dwelling lot, to be subdivided from the institutionally-zoned property.

Mrs. Shirley M. Francioli, 2160 Cliff Avenue, addressed members of Council on behalf of the Board of Trustees of Cliff Avenue United Church who are the applicants for rezoning. Mrs. Francioli advised that the Church Congregation no longer requires the two-family dwelling to house their Minister and caretaker and therefore proposed to subdivide a portion of the subject site, rezone the property to R4 Residential and retain the existing two-family dwelling.

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 1605 Blaine Avenue from P1 Neighbourhood Institutional District to R4 Residential District.

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #170/87 be now terminated."

CARRIED UNANIMOUSLY

6. FROM C4 SERVICE COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 7, 1988" - BYLAW NO. 8950

Rezoning Reference #177/87

Lot "E", D.L. 96, Grp. 1, NWD, Plan 16653

6879 Kingsway - located on the north side of Kingsway between Griffiths Avenue and Sperling Avenue.

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a neighbourhood public house.

A letter dated 1988 February 17 was received from Gloria K. Wolfson, 6808 Imperial Street, Burnaby, B.C. expressing opposition to this rezoning application.

A letter dated 1988 February 22 was received from Gordon and Ruth Woods, 6832 Arcola Street, Burnaby, B.C. expressing opposition to this rezoning application.

An undated letter was received from the applicant, Mr. Gus Viras, Ship Galley Restaurant, 6879 Kingsway, Burnaby, B.C., expressing his support for subject application. A petition attached to Mr. Viras' letter was deemed unacceptable as it was incomplete.

Mr. George Viras, 7017 Elwell Street, addressed members of Council on behalf of his parents, Gus and Anne Viras, owners of the Ship Galley Restaurant and applicants for the rezoning. Mr. Viras advised of strong support and demand for a neighbourhood public house at the subject location. Mr. Viras commented on improvements to the landscaping on the site which will enhance the general outlook and also serve as a noise buffer for the surrounding neighbourhood.

John Carlo Micucci, owner of apartment building located at 7141 Griffiths Avenue, addressed members of Council representing the tenants of the apartment building who are opposed to the rezoning application.

Loren Zorz, 4676 Chaffey Avenue, addressed members of Council advising that he was in support of the rezoning application.

Deborah Hannah, 7037 Elwell Street, addressed members of Council advising that she was in support of the rezoning application.

Brian Hudy, 6569 Griffiths Avenue, addressed members of Council advising that he was in support of the rezoning application.

Derek A. Smith, 6730 Strathmore Avenue, addressed members of Council advising that he was in support of the rezoning proposal for a neighbourhood public house.

Robert S. MacDonald, 6012 Sperling Avenue, addressed members of Council advising that he was in support of the rezoning application.

Pierre Lafreniere, 6730 Strathmore Avenue, addressed members of Council advising of his support for the proposed rezoning to accommodate the neighbourhood public house.

Judy Hamilton, 6709 Ashworth Avenue, addressed members of Council expressing her support for the neighbourhood public house on the subject site.

Shai Lee Postle, 7227 Balmoral Street, addressed members of Council expressing her support for the proposed rezoning to accommodate a neighbourhood public house on the subject site.

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 6879 Kingsway from C4 Service Commercial District to CD Comprehensive Development District (based on C1 Neighbourhood Commercial District guidelines).

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

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #177/87 be now terminated."

CARRIED UNANIMOUSLY

7. FROM R3 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 8, 1988" - BYLAW NO. 8951

Rezoning Reference #181/87

Lot "B", Blk. 27, D.L. 27, Grp. 1, Plan 12827, NWD

7360 First Street - located on the easterly side of First Street between Eighteenth and Nineteenth Avenues.

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

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 7360 First Street from R3 Residential District to R9 Residential District.

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

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #181/87 be now terminated."

CARRIED UNANIMOUSLY

8. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED UPON THE M1 STANDARDS AND M5 DISTRICT USE GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 9, 1988" - BYLAW NO. 8952

Rezoning Reference #182/87

Lots 34 & 35, D.L. 166 "A", Grp. 1, NWD, Plan 48494

7402/12 Fraser Park Drive - located on the northeast corner of Byrne Road and Fraser Park Drive.

The purpose of the proposed rezoning bylaw amendment is to expand a warehouse for the manufacturing and packaging of health food products.

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 7402/12 Fraser Park Drive from CD Comprehensive Development District to Amended CD Comprehensive Development District (based upon the M1 standards and M5 District use guidelines).

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #182/87 be now terminated."

CARRIED UNANIMOUSLY

9. FROM R2 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 10, 1988" - BYLAW NO. 8953

Rezoning Reference #183/87(a)

8706/18/22/34/48/60/61/63/64/76/77/90/91, 8810/11/30/31/40/41/58/61/64/66/81/88/95, 8909/23/36/37/45/59/60 Erin Avenue; 8706/07/12/13/22/23/34/35/48/49/52/60/63/66/77/78/90/91, 8810/11/20/30/31/40/41/60/61/81/86/95, 8910/11/36/37/53/60/65 Whitworth Avenue; 8711/23/35/47/53/59/65/73/87, 8811/20/37/40/59/65/66/87, 8911/37/53/65 Fifteenth Avenue and 7551/73, 7623/33 Cariboo Road - properties located south of Trans Canada Highway and the Brunette River, west of North Road, north of Holmes Street, Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and the George Derby lands.

The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

A letter dated 1988 February 15 was received from Mrs. Barbara Der, Cariboo Heights Ratepayers Association, 7491 Sapperton Avenue, Burnaby, B.C. indicating her intent to appear at this evening's Public Hearing.

Trula O'Haire, 8861 Erin Avenue, addressed members of Council expressing her objection to any proposed increase in density and the elimination of "green" area throughout her neighbourhood.

H. Peter Snow, 8881 Erin Avenue, addressed members of Council advising that if the proposal were to proceed his home would abut a 70 unit housing complex to which he was strongly opposed. Mr. Snow further stated that the plan indicated the possibility of a small convenience store at the end of his street which he also strongly opposed.

Arthur H. Harris, 8960 Erin Avenue addressed members of Council stating that at one time there was a lane allowance running along the east side of his property and now, based on the proposed plan, Mr. Harris was unsure as to where the lane allowance would be located.

Elizabeth C. Snow, 8881 Erin Avenue, addressed members of Council with a concern regarding the evidence of surveyor's stakes in the wooded area which indicated to her that the proposed works were already underway.

Marietta Spangberg, 8936 Fifteenth Avenue, addressed members of Council with a concern regarding the varying lot sizes along her street.

Merna Vautor, 8923 Erin Avenue, addressed members of Council expressing her opposition to the rezoning proposal. Mrs. Vautor wished to see all green areas preserved rather than destroyed to accommodate housing.

Lorne Courson, 7619 Coldicutt Street, addressed members of Council requesting that consideration be given to the long term residents of the area and that the row housing concept be abolished.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, as well as Rezoning References #183/87(b)(c)(d)(e) and (f) the following motion was passed:

"THAT Council give consideration to reserving some Municipally owned land within the Cariboo Area Community Plan for possible future library/recreational use, or some other public use, that may be required in the future."

Further the Advisory Planning Commission reached a decision to SUPPORT the rezoning of the above noted properties from R2 Residential District to R9 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 #183/87(a) be now terminated."

CARRIED UNANIMOUSLY

10. FROM P3 PARK AND PUBLIC USE DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 11, 1988" - BYLAW NO. 8954

Rezoning Reference #183/87(b)

The western 33 feet of Coldicutt Street between the south side of Whitworth Avenue and the centre line of Sixteenth Avenue, and the southern 33 feet of Fifteenth Avenue between the centre line of Cascade Street and the centre line of Coldicutt Street - properties located south of Trans Canada Highway and the Brunette River, west of North Road, north of Holmes Street, Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and the George Derby lands.

The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

Lorne Courson, 7619 Coldicutt Street, addressed members of Council and made reference to the western 33 feet of Coldicutt Street questioning whether or not it would remain a cul-de-sac. Mr. Courson advised that he would support this rezoning application if Coldicutt Street did remain a cul-de-sac.

Trula O'Haire, 8861 Erin Avenue, addressed members of Council advising that she was opposed to all R9 Residential District development and all row housing proposals and further urged Council to maintain the park and green areas.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, as well as Rezoning References #183/87(a)(c)(d)(e) and (f) the following motion was passed:

"THAT Council give consideration to reserving some Municipally owned land within the Cariboo Area Community Plan for possible future library/recreational use, or some other public use, that may be required in the future."

Further the Advisory Planning Commission reached a decision to SUPPORT the rezoning of the above noted properties from P3 Park and Public Use District to R9 Residential District.

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #183/87(b) be now terminated."

CARRIED UNANIMOUSLY

11. FROM A2 SMALL HOLDINGS DISTRICT TO R2 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 12, 1988" - BYLAW NO. 8955

Rezoning Reference #183/87(c)

9286/96 Cork Street; 9418 Glencoe Street; 9413/19 Mervyn Road; 7531/32/52/62/70/71/78/86/96, 7605/10/11/20/21/27/32/38/44/52/85, 7470/71 Craig Avenue and portion of B.C. Hydro right-of-way - properties located south of Trans Canada Highway and the Brunette River, west of North Road, north of Holmes Street, Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and the George Derby lands.



The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, as well as Rezoning References #183/87(a)(b)(d)(e) and (f) the following motion was passed:

"THAT Council give consideration to reserving some Municipally owned land within the Cariboo Area Community Plan for possible future library/recreational use, or some other public use, that may be required in the future."

Further the Advisory Planning Commission reached a decision to SUPPORT the rezoning of the above noted properties from A2 Small Holdings District to R2 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 #183/87(c) be now terminated."

CARRIED UNANIMOUSLY

12. FROM P5 COMMUNITY INSTITUTIONAL DISTRICT TO R2 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 13, 1988" - BYLAW NO. 8956

Rezoning Reference #183/87(d)

The southern 10 feet of the lane allowance located south of Mervyn Road from the centre line of Sapperton Avenue east for a distance of 465 feet - property located south of Trans Canada Highway and the Brunette River, west of North Road, north of Holmes Street, Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and the George Derby lands.

The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, as well as Rezoning References #183/87(a)(b)(c)(e) and (f) the following motion was passed:

"THAT Council give consideration to reserving some Municipally owned land within the Cariboo Area Community Plan for possible future library/recreational use, or some other public use, that may be required in the future."

Further the Advisory Planning Commission reached a decision to SUPPORT the rezoning of the above noted property from P5 Community Institutional District to R2 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 #183/87(d) be now terminated."

CARRIED UNANIMOUSLY

13. FROM A2 SMALL HOLDINGS DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE GUIDELINES CONTAINED IN THE ADOPTED CARIBOO AREA COMMUNITY PLAN)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 14, 1988" - BYLAW NO. 8957

Rezoning Reference #183/87(e)

8750, 8840/60/90, 8920/60, 9034/75 Trans Canada Highway; 9151, 9222/28/38/45/50/60/64/76/88/96 Wood Street; 9221/29/34/35/42/51/52/63/64/75/78/83/91/92/97 Moose Street; 9261/79/86/91/96 Cork Street; 7149/50/70/75/90, 7228/29/38/56/71 Cariboo Road; 7320/42/51 Sapperton Avenue; 7350/51/91, 7430/31/70/71 Craig Avenue; 7228/31/52/61 Denver Avenue - properties located south of Trans Canada Highway and the Brunette River, west of North Road, north of Holmes Street, Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and the George Derby lands.

The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

Mrs. Barbara Der, 7491 Sapperton Avenue, addressed members of Council and advised that she was representing the Cariboo Heights Ratepayers Association. Mrs. Der advised that the Ratepayers Association opposes all Comprehensive Development proposals for the area.

In conclusion, Mrs. Der requested that the Cariboo Heights Ratepayers Association be informed, in writing, if any consideration is to be given to a possible recreation centre/library facility in the area.

Arising from a Council enquiry regarding lands dedicated for park purposes on the west side of Cariboo Road, staff advised that a report addressing this matter would be forwarded to Council.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, as well as Rezoning References #183/87(a)(b)(c)(d) and (f) the following motion was passed:

"THAT Council give consideration to reserving some Municipally owned land within the Cariboo Area Community Plan for possible future library/recreational use, or some other public use, that may be required in the future."

Further the Advisory Planning Commission reached a decision to SUPPORT the rezoning of the above noted properties from A2 Small Holdings District to CD Comprehensive Development District (based on guidelines contained in the adopted Cariboo Area Community Plan).

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 #183/87(e) be now terminated."

CARRIED UNANIMOUSLY

14. FROM R2 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE GUIDELINES CONTAINED IN THE ADOPTED CARIBOO AREA COMMUNITY PLAN)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 15, 1988" - BYLAW NO. 8958

Rezoning Reference #183/87(f)

9014/20/24/28/30/36/42/48/51/52/58/64/74/80/84/94 Wood Street;  
 9015/19/23/27/31/35/39/41/45/49/53/57/61/65/75/81/83/87/89/93/97 Moose Street; 8706/20/34/48/51/62/76/90, 8804/10/20/31/34/48/60/61/64/76/90, 8904/14/24/28/36/41/44/51/52/58/68/78 Buena Vista; 8706/07/20/21/34/35/47/48/51/62/63/75/76/79/90/91, 8806/07/18/21/24/30/35/36/46/47/52/53/63/70/74/76/77/90/91, 8902/08/14/20/25/26/37/42/45/52/59/68/69 Govan Avenue; 8706/07/20/21/32/35/38/46/49/50/60/61/64/65/75/76/79/87/90/95, 8805/06/11/18/21/24/30/31/36/37/46/49/52/74/75/90/97, 8902/07/08/19/20/21/30/31/41/68/83/88/92 Elswick Avenue; 8706/07/12/18/21/22/34/35/48/49/62/63/76/77/90/91, 8807/10/22/25/30/31/37/38/46/47/53/54/61/62/65/70/78/86/91/94, 8903/04/13/14/22/27/34/37/59/60 Mona Avenue; 8706/07/18/19/22/23/33/34/39/48/49/61/63/77, 8959 Erin Avenue; 7420/40 Benmore Street; 7271/80/81/91/95, 7320/30/50/55/80/83, 7433/43/53/73, 7515/33/51 Cariboo Road and 7420/27 Sapperton Avenue - properties located south of Trans Canada Highway and the Brunette River, west of North Road, north of Holmes Street, Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and the George Derby lands.

The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

Mr. Roelof F. Den Dryver, 7440 Benmore Street, addressed members of Council advising that he also represented Mr. and Mrs. Vegt who were unable to attend the Public Hearing. Mr. Den Dryver stated he and his neighbours are opposed to any Comprehensive Development proposal for their area.

Mr. David Hide, 8942 Govan Avenue, addressed members of Council advising that he would prefer to see single family residential areas protected and therefore opposed the current rezoning proposal.

Mr. H. Peter Snow, 8881 Erin Avenue, addressed members of Council stating his opposition to the rezoning proposal.

Trula O'Haire, 8861 Erin Avenue, addressed members of Council stating her opposition to the use of the land as proposed.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, as well as Rezoning References #183/87(a)(b)(c)(d) and (e) the following motion was passed:

"THAT Council give consideration to reserving some Municipally owned land within the Cariboo Area Community Plan for possible future library/recreational use, or some other public use, that may be required in the future."

Further the Advisory Planning Commission reached a decision to SUPPORT the rezoning of the above noted properties from R2 Residential District to CD Comprehensive Development District (based on guidelines contained in the adopted Cariboo Area Community Plan).

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 #183/87(f) be now terminated."

CARRIED UNANIMOUSLY

1988 February 23

A D J O U R N M E N T

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN RANDALL:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:36 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I

File

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 FEBRUARY 23 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 C3 GENERAL COMMERCIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 2, 1988" - BYLAW NO. 8945  
Rezoning Reference #83/87

Lot 2, D.L. 153, Grp. 1, NWD, PLAN 74451; Lots 15 & 21, Blk. 5, Plan 8362, D.L. 153

4575 and 4601 Kingsway, 4606 Hazel Street - located between Kingsway and Hazel Street on the east side of McKay Avenue.

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a retail/office commercial development.

2. FROM P6 REGIONAL INSTITUTIONAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 3, 1988" - BYLAW NO. 8946  
Rezoning Reference #148/87

Portion of Lot "C", D.L. 72, Grp. 1, NWD, Plan 68136

South portion of 4705 Wayburne Drive - located at the northwest corner of Moscrop Street and Wayburne Drive.

The purpose of the proposed rezoning bylaw amendment is to permit subdivision of the existing lot and conversion of the existing Motor Vehicle Testing Station to a Geotechnical and Paving Laboratory.

3. FROM M3 HEAVY INDUSTRIAL DISTRICT TO R5 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 4, 1988" - BYLAW NO. 8947  
Rezoning Reference #159/87

Lot 10, Blk. 27, D.L. 117, Grp. 1, NWD, Plan 1222

Portion of 3994 Kitchener Street - located on the southwest corner of the intersection of Kitchener Street, MacDonald Avenue and Douglas Road.

The purpose of the proposed rezoning bylaw amendment is to eliminate the split zoning of the subject property and permit the construction of a private garage, accessory to the existing residence on the northerly part of the lot.

4. 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. Pl. 15931), Pcl. 1 of Lot C (Expl. Pl. 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.

5. FROM P1 NEIGHBOURHOOD INSTITUTIONAL DISTRICT TO R4 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 6, 1988" - BYLAW NO. 8949  
Rezoning Reference #170/87

Pcl. A (Expl. Pl. 16397) of Lot 60, D.L. 135, Grp. 1, NWD, Plan 3234

1605 Blaine Avenue - located on the west side of Blaine Avenue between Halifax Street and Kitchener Street.

The purpose of the proposed rezoning bylaw amendment is to permit the development of a two-family dwelling lot, to be subdivided from the institutionally-zoned property.

6. FROM C4 SERVICE COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT  
DISTRICT (BASED ON CI NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 7, 1988" - BYLAW NO. 8950  
Rezoning Reference #177/87

Lot "E", D.L. 96, Grp. 1, NWD, Plan 16653

6879 Kingsway - located on the north side of Kingsway between Griffiths Avenue and Sperling Avenue.

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a neighbourhood public house.

7. FROM R3 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 8, 1988" - BYLAW NO. 8951  
Rezoning Reference #181/87

Lot "B", Blk. 27, D.L. 27, Grp. 1, Plan 12827, NWD

7360 First Street - located on the easterly side of First Street between Eighteenth and Nineteenth Avenues.

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

8. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE  
DEVELOPMENT DISTRICT (BASED UPON THE M1 STANDARDS AND M5 DISTRICT USE  
GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 9, 1988" - BYLAW NO. 8952  
Rezoning Reference #182/87

Lots 34 & 35, D.L. 166 "A", Grp. 1, NWD, Plan 48494

7402/12 Fraser Park Drive - located on the northeast corner of Byrne Road and Fraser Park Drive.

The purpose of the proposed rezoning bylaw amendment is to expand a warehouse for the manufacturing and packaging of health food products.

9. FROM R2 RESIDENTIAL DISTRICT TO R9 RESIDENTIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 10, 1988" - BYLAW NO. 8953

Rezoning Reference #183/87(a)

8706/18/22/34/48/60/61/63/64/76/77/90/91, 8810/11/30/31/40/41/58/61/64/  
66/81/88/95, 8909/23/36/37/45/59/60 Erin Avenue; 8706/07/12/13/22/23/34/  
35/48/49/52/60/63/66/77/78/90/91, 8810/11/20/30/31/40/41/60/61/81/86/95,  
8910/11/36/37/53/60/65 Whitworth Avenue; 8711/23/35/47/53/59/65/73/87,  
8811/20/37/40/59/65/66/87, 8911/37/53/65 Fifteenth Avenue and 7551/73,  
7623/33 Cariboo Road - properties located south of Trans Canada Highway  
and the Brunette River, west of North Road, north of Holmes Street,  
Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and  
the George Derby lands.

The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

10. FROM P3 PARK AND PUBLIC USE DISTRICT TO R9 RESIDENTIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 11, 1988" - BYLAW NO. 8954

Rezoning Reference #183/87(b)

The western 33 feet of Coldicutt Street between the south side of Whitworth Avenue and the centre line of Sixteenth Avenue, and the southern 33 feet of Fifteenth Avenue between the centre line of Cascade Street and the centre line of Coldicutt Street - properties located south of Trans Canada Highway and the Brunette River, west of North Road, north of Holmes Street, Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and the George Derby lands.

The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

11. FROM A2 SMALL HOLDINGS DISTRICT TO R2 RESIDENTIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 12, 1988" - BYLAW NO. 8955

Rezoning Reference #183/87(c)

9286/96 Cork Street; 9418 Glencoe Street; 9413/19 Mervyn Road;  
7531/32/52/62/70/71/78/86/96, 7605/10/11/20/21/27/32/38/44/52/85, 7470/71  
Craig Avenue and portion of B.C. Hydro right-of-way - properties located south of Trans Canada Highway and the Brunette River, west of North Road, north of Holmes Street, Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and the George Derby lands.

The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

12. FROM P5 COMMUNITY INSTITUTIONAL DISTRICT TO R2 RESIDENTIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 13, 1988" - BYLAW NO. 8956

Rezoning Reference #183/87(d)

The southern 10 feet of the lane allowance located south of Mervyn Road from the centre line of Sapperton Avenue east for a distance of 465 feet - property located south of Trans Canada Highway and the Brunette River, west of North Road, north of Holmes Street, Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and the George Derby lands.

The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

13. FROM A2 SMALL HOLDINGS DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE GUIDELINES CONTAINED IN THE ADOPTED CARIBOO AREA COMMUNITY PLAN)

"BURNABY ZONING BYLAW 1965, AMENDMENT - BYLAW NO. 14, 1988" - BYLAW NO. 8957

Rezoning Reference #183/87(e)

8750, 8840/60/90, 8920/60, 9034/75 Trans Canada Highway; 9151, 9222/28/38/45/50/60/64/76/88/96 Wood Street; 9221/29/34/35/42/51/52/63/64/75/78/83/91/92/97 Moose Street; 9261/79/86/91/96 Cork Street; 7149/50/70/75/90, 7228/29/38/56/71 Cariboo Road; 7320/42/51 Sapperton Avenue; 7350/51/91, 7430/31/70/71 Craig Avenue; 7228/31/52/61 Denver Avenue - properties located south of Trans Canada Highway and the Brunette River, west of North Road, north of Holmes Street, Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and the George Derby lands.

The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

14. FROM R2 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE GUIDELINES CONTAINED IN THE ADOPTED CARIBOO AREA COMMUNITY PLAN)

"BURNABY ZONING BYLAW 1965, AMENDMENT - BYLAW NO. 15, 1988" - BYLAW NO. 8958

Rezoning Reference #183/87(f)

9014/20/24/28/30/36/42/48/51/52/58/64/74/80/84/94 Wood Street; 9015/19/23/27/31/35/39/41/45/49/53/57/61/65/75/81/83/87/89/93/97 Moose Street; 8706/20/34/48/51/62/76/90, 8804/10/20/31/34/48/60/61/64/76/90, 8904/14/24/28/36/41/44/51/52/58/68/78 Buena Vista; 8706/07/20/21/34/35/47/48/51/62/63/75/76/79/90/91, 8806/07/18/21/24/30/35/36/46/47/52/53/63/70/74/76/77/90/91, 8902/08/14/20/25/26/37/42/45/52/59/68/69 Govan Avenue; 8706/07/20/21/32/35/38/46/49/50/60/61/64/65/75/76/79/87/90/95, 8805/06/11/18/21/24/30/31/36/37/46/49/52/74/75/90/97, 8902/07/08/19/20/21/30/31/41/68/83/88/92 Elswick Avenue; 8706/07/12/18/21/22/34/35/48/49/62/63/76/77/90/91, 8807/10/22/25/30/31/37/38/46/47/53/54/61/62/65/70/78/86/91/94, 8903/04/13/14/22/27/34/37/59/60 Mona Avenue; 8706/07/18/19/22/23/33/34/39/48/49/61/63/77, 8959 Erin Avenue; 7420/40 Benmore Street; 7271/80/81/91/95, 7320/30/50/55/80/83, 7433/43/53/73, 7515/33/51 Cariboo Road and 7420/27 Sapperton Avenue - properties located south of Trans Canada Highway and the Brunette River, west of North Road, north of Holmes Street, Wilberforce Street and Monroe Avenue, and east of Coldicutt Street and the George Derby lands.

The purpose of the proposed rezoning bylaw amendment is to bring the existing zoning into conformity with the adopted Cariboo Area Community Plan.

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 January 29 to 4:30 p.m. on Tuesday, 1988 February 23.

C.A. Turpin  
MUNICIPAL CLERK