

1988 JUNE 28

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1988 June 28 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. Randall

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

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

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

1. FROM C3 GENERAL COMMERCIAL AND RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2 AND RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 1988" - BYLAW NO. 9024

Rezoning Reference #52/88

Lots 12 - 27, Block 8, D.L. 121, Grp. 1, NWD, Plan 1054; Lots D and E, D.L. 121, Group 1, NWD, Plan 20817

4161 Hastings Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of a mixed use low-rise commercial and mid-rise residential development.

An undated letter was received from M. Brantigam, Marts Barber Shop, 4130 Hastings Street, Burnaby, B.C. in support of this rezoning application.

Gerald Hamilton, 1450 Creekside Drive, Vancouver, addressed the members of Council and advised that his firm, Hamilton, Doyle and Kwan are the architects for this project. Mr. Hamilton then explained the difference between the previous application and the present application for development on this property. The two most significant changes are in height whereby the building is reduced to eight (8) storeys from fourteen (14) storeys and off street parking whereby fifty-nine (59) off street parking spaces have been withdrawn from building "C" which still results in an excess of fifteen (15) off street parking spaces above the bylaw requirement. In addition, Mr. Hamilton advised that it is the applicant's intent to provide a landscape/buffer strip in the deleted laneway on Albert Street.

In conclusion, Mr. Hamilton stated that he is in support of the rezoning application.

Clayton R. Budd, 3673 Borham Crescent, Vancouver, addressed the members of Council and advised that he is operating a business directly across the street from the site of the rezoning application. Mr. Budd stated that he was speaking on behalf of the many business owners in the area who are in support of the development proposal for this property which, in their opinion, will stimulate interest/activity in the area.

In conclusion, Mr. Budd stated that all of the merchants/businessmen in the area are in full support of the rezoning application.

Marcel W. Poirier, 3906 Frances Street, addressed the members of Council as a long time resident of the area and as such in support of the rezoning application.

Donald Motz, proprietor of 4162 Hastings Street, addressed the members of Council and advised that the proposal is much needed in the neighbourhood.

Harold C. Craven, 3837 Cambridge Street, addressed the members of Council and advised that he enthusiastically supports the rezoning application.

Robert E. Goble, 4260 Cambridge Street, addressed the members of Council and advised that in his opinion the development is much needed to attract new interest in the area.

John E. Parker, 1220 Eastlawn Drive, addressed the members of Council and expressed concern with respect to the deterioration in the residential/commercial stature on Hastings Street. The speaker further advised that he could support the rezoning application if the concerns expressed by others are addressed.

Pauline Mudrakoff, 3743 Albert Street, addressed the members of Council and read out the names and addresses of those individuals who she had spoken to and was in fact speaking on behalf of this evening all of whom are opposed to the rezoning application.

The speaker requested that a complete review of the Community Plan be undertaken allowing citizen input. The speaker then circulated a site plan for low-rise development on the property which she and those whom she is speaking on behalf of, preferred for the site.

In conclusion, the speaker stated that she and those whom she was representing were all opposed to the rezoning application.

Albert D. Turner, 4577 Brentlawn Drive, addressed the members of Council in opposition to the rezoning application. The speaker then referred to a survey conducted in the area which revealed that six hundred and seventy-eight (678) of the residents in the area do not want high-rise development on Hastings Street. The speaker requested that Council address the results of this survey while considering this and other rezoning applications in the area.

Ronald W. Downey, President, General Equities of Canada Ltd., residing at 575 Stevens Drive, West Vancouver, addressed the members of Council and advised that he was representing the owner of the property, Mr. William McCracken. Mr. Downey then stated the benefits of the development in terms of financial/job creation which, in his opinion, would promote new customer spending in the area.

In conclusion, the speaker stated that he supports the rezoning application and urged Council to proceed with the development.

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 4161 Hastings Street from C3 General Commercial and Residential District to CD Comprehensive Development District (Based on C2 and RM4 Multiple Family Residential 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 #52/88 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN CORRIGAN:

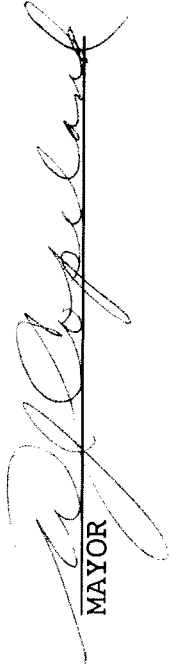
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:52 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 28 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 AND RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2 AND RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 1988" - BYLAW NO. 9024

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4161 Hastings Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of a mixed use low-rise commercial and mid-rise 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 report and related information respecting the subject rezoning application are available for public examination at the offices of the Planning and Building Inspection Department in the Burnaby Municipal Hall.

Copies of the proposed bylaw may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Friday, 1988 June 14 to 4:30 p.m. on Tuesday, 1988 June 28.

C.A. Turpin  
MUNICIPAL CLERK