

1989 DECEMBER 12

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1989 December 12 at 7:30 p.m.

PRESENT: Acting Mayor L.A. Rankin (In the Chair)
Alderman R.G. Begin (Arrived 7:35 p.m.)
Alderman D.R. Corrigan
Alderman D.P. Drummond
Alderman F.G. Randall
Alderman J.M. Sawicki
Alderman J. Young

ABSENT: Mayor W.J. Copeland
Alderman E. Nikolai

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 7:30 p.m.

1. FROM R2 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES AND A MAXIMUM DENSITY OF 12 UNITS PER ACRE)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 73, 1989" - BYLAW NO. 9303

Rezoning Reference #8/89

A portion of the south-west quarter D.L. 15 Exc. east 264 ft., Exc. part subdivided by Plan 49579 and Exc. part subdivided by Plan 51478, Plan 209

9450 Broadway (Western 5 Acres)

The purpose of the proposed rezoning bylaw amendment is to provide for townhouse development.

Brian Vogler, #25-9201 Forest Grove Drive, addressed the members of Council and expressed concern with respect to the proximity of an electrical transformer and substation to the proposed development and Stoney Creek School. The delegation also advised that the electrical current generated by a transformer/substation is a known cancer causing agent.

In conclusion, the delegation requested that the Health Department measure the amount of radiation coming off these electrical sources to determine whether they may be harmful to the health of the children at Stoney Creek School and residents of the proposed development.

Carol Konken, #102-9136 Capella Drive, addressed the members of Council and expressed concern with respect to the amount of electrical power generated by the substation adjacent to Stoney Creek School and the setback of the electrical power line to the proposed development.

The delegation further advised that space for a daycare is urgently needed in the area and queried whether space had been allocated within this development for daycare use.

In response, Mr. A.L. Parr, Director Planning and Building Inspection advised that the proposal has not made provision for a daycare.

Michael Cox, #300-1445 West Georgia Street, Vancouver, addressed the members of Council and advised that he was the architect and representing the applicant of this rezoning application.

Mr. Cox advised that he had had discussions with B.C. Hydro regarding the electrical outlets in the area and B.C. Hydro had advised that as a result of studies conducted they had determined that the electrical outlets in the area were not harmful to an individual's health. Mr. Cox stated that the proposed development will provide 60, 3 bedroom family units which will be offered for sale.

In response to a query from a member of Council as to whether the applicant would consider allocating space for daycare use, Mr. Cox advised the applicant would consider this request if directed by Council.

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 western 5 acre portion of the property at 9450 Broadway from R2 Residential District to CD Comprehensive Development District (based on RM1 Multiple Family Residential District guidelines and a maximum density of 12 units per acre).

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #8/89 be now terminated."

CARRIED UNANIMOUSLY

2. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 74, 1989" - BYLAW NO. 9304

Rezoning Reference #55/89

Lots 20, 21, 22, 23, 24, 25, 26, Blk. 48/89, D.L. 95, Plan 1643;
Lot 229, D.L. 95, Grp. 1, Plan 67368

7007/19/31/43/55/67/79 - 17th Avenue and 7060 - 18th Avenue

The purpose of the proposed rezoning bylaw amendment is to provide for development of two fourteen-storey apartment buildings.

A letter dated 1989 December 11 was received from Simone and George Bigg, 7124 Eighteenth Avenue in opposition to the rezoning application.

A letter dated 1989 December 11 was received from Dave Smith, President, Byrne Creek Housing Co-operative, 1646 West 7th Avenue, Vancouver, B.C., V6J 1S5, in opposition to the rezoning application.

Craig T. Wilson, #305 - 7377 Salisbury Avenue, addressed the members of Council and expressed concern with the height of the proposed development and requested that the height of the buildings on the property be limited to that contained within the RM4 guidelines whereby a maximum height of 30 meters is allowed.

Norman S. Jones, President, Jones Design Corporation, #201 - 567 Hornby Street, Vancouver, addressed the members of Council and advised that he was the applicant/architect of the proposed development. Mr. Jones stated that the development has been designed in such a manner so as to reduce the building bulk and retain the existing view corridors in the area.

George Bigg, 7124 Eighteenth Avenue, addressed the members of Council and expressed concern with respect to existing parking and traffic congestion in the area.

Mr. Bigg was advised to take his concerns regarding parking and traffic in the area to the Traffic Safety Committee of Council.

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 7007/19/31/43/55/67/79 - 17th Avenue and 7060 - 18th Avenue from R5 Residential District to CD Comprehensive Development District (based on RM4 Multiple Family Residential District use and density).

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 #55/89 be now terminated."

CARRIED UNANIMOUSLY

3. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED UPON THE DISCOVERY PARKS COMMUNITY PLAN GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 75, 1989" - BYLAW NO. 9305

Rezoning Reference #63/89

Part Lot 15, Plan 60616, D.L. 72

4460 Sanderson Way (Discovery Parks)

The purpose of the proposed rezoning bylaw amendment is to permit the development of a three-storey research/office building in conformity with the Discovery Parks Community Plan.

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 4460 Sanderson Way from CD Comprehensive Development District to Amended CD Comprehensive Development District (based upon the Discovery Parks Community Plan 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 #63/89 be now terminated."

CARRIED UNANIMOUSLY

4. FROM C3 GENERAL COMMERCIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT AS GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 76, 1989" - BYLAW NO. 9306

Rezoning Reference #72/89

Lot 120, D.L. 32, Plan 39167, Grp. 1, NWD

4875 Kingsway

The purpose of the proposed rezoning bylaw amendment is to permit the development of a mixed-use proposal composed of an apartment tower over a commercial podium.

A letter dated 1989 December 05 was received from Yeung Choi Lam, 8500 No. 6 Road, Richmond, B.C., V6W 1E2 in opposition to the rezoning application.

A letter dated 1989 December 05 was received from R.E. Free, #1003 - 6175 Nelson Avenue, Burnaby, B.C., V5H 4E7 in opposition to the rezoning application.

George Fagyas, Development Manager, ACA Design Associates Architects, #308 - 877 Hastings Street, Vancouver, addressed the members of Council and updated the revisions to the development proposal which include the addition of two public fountains and an increase in the landscaped area of the proposed development.

Marco Ciriello, 8409 Cornish Street, Vancouver, addressed the members of Council and advised that he was the architect of the development proposal and the additional 20 foot landscape strip provided on the development will be used as a linear park.

In response to a query from a member of Council as to whether space had been allocated within the development for community organization use, Mr. Ciriello advised that 1,600 square feet has been allocated within the development for this purpose.

Edward Free, #1003 - 6175 Nelson Avenue, addressed the members of Council and advised that he was the owner of property at 4909 Kingsway immediately across the street from the development proposal. Mr. Free expressed concern with respect to the proposed mixed use on the property which, in his opinion, will devalue existing commercial properties in the area.

In conclusion, the speaker requested that the developer be directed to provide six storeys of commercial development on the site rather than the three storeys proposed.

Gerard Winkel, 6175 Nelson Avenue, addressed the members of Council and expressed concern that if this development proposal is approved, he would lose the view which he currently enjoys from his apartment.

In conclusion, the speaker also felt that the proposed closure of Miller Avenue will cause additional traffic problems in the area.

Ken Lam, representing his parents who own the property at 6225 Miller Avenue, addressed the members of Council and advised that if Miller Avenue is developed as proposed in the development plan, the Lams would lose access to their garage/property.

In response, Mr. A.L. Parr, Director Planning and Building Inspection, advised that the proposed Hazel Street extension will provide access to the north-east corner of the Lams property.

Dan Jones, #207 - 6635 Sussex Avenue, addressed the members of Council and advised that the proposed mixed use is a positive step for the area and as such was in support of the rezoning application.

Tom > 2749 Westview Drive, North Vancouver, addressed the members of Council and advised that he operates a business at 4723 Kingsway and was present this evening representing the small businessmen in the area who are in support of a mixed use development for this site.

Ray Lam, representing his parents who own property at 6225 Miller Avenue, expressed concern with respect to a loss of privacy and access to 6225 Miller Avenue.

In response, Mr. A.L. Parr, Director Planning and Building Inspection, advised that access to his parents property at 6225 Miller Avenue will be from Miller Avenue until such time as other property consolidation/development occurs in the area.

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 4875 Kingsway from C3 General Commercial District and R5 Residential District to CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District as guidelines).

Arising out of the discussion with respect to this matter, The Advisory Planning Commission adopted the following motion:

"THAT the Advisory Planning Commission is concerned with the viability of parking in a mixed-use development and that this matter be included in the parking study currently undertaken by staff."

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #72/89 be now terminated."

CARRIED UNANIMOUSLY

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (UTILIZING THE RMI AND P8 ZONING DISTRICTS AS GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 77, 1989" - BYLAW NO. 9307

Rezoning Reference #77/89

North part of Pcl. 134 Exc. Phase 1, Strata Plan NW 2244, D.L. 68, Plan 67049

3466 Curle Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the development of a parking lot on the site at this time in conjunction with a future plan for a townhouse development with underground parking.

A letter dated 1989 December 05 was received from Steve Ellis, Property Manager on behalf of owners Strata Plan N.W. 2244 - The Gables detailing the Strata Council's concerns and providing the relevant background information.

Art Phillips, #800 - 509 Richards Street, addressed the members of Council and advised that he was representing the owners of this property who feel that the development proposal attempts to address the lack of off-street parking in the area.

Bashir Madhani, 3447 Gable Drive, addressed the members of Council and advised that the rezoning is essential to address the parking needs in the area. Mr. Madhani then questioned the quality and type of landscaping proposed for the development and queried whether a fence would be included in the landscape plan.

In response, Mr. A.L. Parr, Director Planning and Building Inspection advised that the Planning Department would have to address the issue of fencing for this site.

Bing Smith, #101 - 3461 Curle Avenue, addressed the members of Council in support of the rezoning application.

Margaret A. Duff, 3461 Curle Avenue, addressed the members of Council in support of the rezoning application which, in the speaker's opinion, would provide a permanent solution to the parking problems in the area.

David J. Hodgson, 4021 Curle Avenue, addressed the members of Council in support of the rezoning application which will address the parking problems in the area.

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 3466 Curle Avenue from CD Comprehensive Development District to Amended CD Comprehensive Development District (utilizing the RM1 and P8 Zoning Districts as guidelines).

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #77/89 be now terminated."

CARRIED UNANIMOUSLY

** Alderman Corrigan departed from the Council Chamber at 9:41 p.m.

6. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 78, 1989" - BYLAW NO. 9308

Rezoning Reference #84/89

Lot 1 Exc: Firstly: Pcl. "A" (Exp. Plan 7429), Secondly: Pcl. "B" (Exp. Plan 11072), D.L. 53, Grp. 1, NWD, Plan 3823; Pcl. "B" (Exp. Plan 11072), Lot 1, D.L. 53, Grp. 1, NWD, Plan 3823; Lot 1, D.L. 53, Grp. 1, NWD, Plan 23427; Lot 2, D.L. 53, Grp. 1, NWD, Plan 23427; Lot 3, D.L. 53, Grp. 1, NWD, Plan 23427

7005/15/19/31/33/49 Stride Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a three-storey apartment building.

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 7005/15/19/31/33/49 Stride Avenue from R5 Residential District to CD Comprehensive Development District.

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

"THAT consideration be given to providing alternate on-street parking to replace the existing on-street which will be lost as a result of the cul-de-sac on Stride Avenue, for users of Stride School/Park."

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #84/89 be now terminated."

CARRIED UNANIMOUSLY

7. FROM C3 GENERAL COMMERCIAL DISTRICT TO P8 PARKING DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 79, 1989" - BYLAW NO. 9309

Rezoning Reference #87/89

Lot C, D.L. 152, Plan 12232
6450 Nelson Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the development of a parking lot.

Helen Kalyk, 7345 Punnett Close, addressed the members of Council and requested that the lands adjacent to this development remain in its current configuration in order to allow access to the property and service bays at 6446 Nelson Avenue.

In conclusion, Mrs. Kalyk stated that she is opposed to the proposed Highway Exchange of a portion of the existing lane and a portion of 6450 Nelson Avenue

Nick Kalyk, 7345 Punnett Close, addressed the members of Council and expressed concern that if the Highway Exchange is approved, it may end up in his property not having access.

Mr. A.L. Parr, Director Planning and Building Inspection, advised that he would review the proposed lane closure and access to 6446 Nelson Avenue.

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 6450 Nelson Avenue from C3 General Commercial District to P8 Parking District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #87/89 be now terminated."

CARRIED UNANIMOUSLY

8. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (UTILIZING THE M5 LIGHT INDUSTRIAL DISTRICT USE GUIDELINES AND THE COMMUNITY PLAN GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 80, 1989" - BYLAW NO. 9310

Rezoning Reference #88/89

Lot A, D.L. 70, Plan 83132
4519 and 4535 Canada Way

The purpose of the proposed rezoning bylaw amendment is to permit the development of two office buildings - one of 4 storeys and the other 3 storeys - for B.C. Cellular.

Wally Alexander, 2530 Cable Court, Coquitlam, addressed the members of Council and queried whether B.C. Cellular will be occupying both of the proposed buildings on this site.

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 4519 and 4535 Canada Way from CD Comprehensive Development District to Amended CD Comprehensive Development District (utilizing the M5 Light Industrial District use guidelines and the Community Plan 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 #88/89 be now terminated."

CARRIED UNANIMOUSLY

9. FROM M1 LIGHT MANUFACTURING DISTRICT TO R5 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 82, 1989" - BYLAW NO. 9312

Rezoning Reference #90/89

Lots 3, 4 and 5, D.L. 205, Plan 10371

360/70/80 South Fell Avenue

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject site into conformity with the long term existing use of the properties.

Ron Delainey, 114 South Fell Avenue, addressed the members of Council in support of the rezoning application and suggested that consideration be given to rezoning the three remaining M1 zoned properties.

Ronald Adams, 6470 Parkcrest Drive and owner of 290 and 330 South Fell Avenue, addressed the members of Council and advised that it is his intention to develop these properties in accordance with the current M1 Light Manufacturing District zoning.

John Kallops, 340 South Fell Avenue, addressed the members of Council in opposition to the rezoning application.

In conclusion, the delegation advised that he preferred to see a higher density zoning for this area.

Shirley Roy, 114 South Fell Avenue, addressed the members of Council in support of the rezoning application.

Manlio Cupo, 383 North Glynde Avenue, addressed the members of Council and urged that the existing M1 Light Manufacturing District zoning be retained on the property. In addition, Mr. Cupo stated that the area is in need of more off-street parking.

Giovanni Nardone, 17 South Grosvenor Avenue, addressed the members of Council in opposition to the rezoning application. The delegation advised that he is the owner of property at 6011 Hastings Street which, in his opinion, would be suitable for commercial development.

In conclusion, the speaker stated that there is an existing parking problem in this area.

Marie T. Malek, 380 South Fell Avenue, addressed the members of Council and advised that she prefers Residential District zoning for this area and as such was in support of the rezoning application.

Earl E. Ford, 370 South Fell Avenue, addressed the members of Council in support of 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 360/70/80 South Fell Avenue from M1 Light Industrial District to R5 Residential District.

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

"THAT Council pursue the feasibility of rezoning the three remaining M1 zoned properties at 290, 330 and 340 South Fell Avenue to bring them in line with the predominantly existing R5 Residential District zoning in the area."

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 #90/89 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN BEGIN:
SECONDED BY ALDERMAN DRUMMOND:


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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:45 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER II