

1989 APRIL 18

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1989 April 18 at 7:30 p.m.

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

Alderman R.G. Begin  
Alderman D.R. Corrigan  
Alderman D.P. Drummond  
Alderman F.G. Randall  
Alderman L.A. Rankin

ABSENT: Alderman E. Nikolai  
Alderman J.M. Sawicki  
Alderman J. Young

STAFF: Mr. D.G. Stenson, Deputy Director Planning and  
Building Inspection  
Mr. R.D. Seath, Administrative Officer II

The Public Hearing was called to order at 7:32 p.m.

1. FROM R1 RESIDENTIAL DISTRICT TO R1a RESIDENTIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 24, 1989" - BYLAW NO. 9177

Rezoning Reference #23/89

Lot 6, D.L. 57 and 58, Plan 18028

3663 Lakedale Avenue

The purpose of the proposed rezoning bylaw amendment is to permit an addition to the existing single-family dwelling creating a floor area greater than that permitted under the prevailing zoning.

A letter dated 1989 April 18 was received from Mr. and Mrs. Ray Defazio, 8017 Government Street, Burnaby, B.C., V5A 2E1 in support of this rezoning application.

A letter dated 1989 April 17 was received from Jack and Debbie Davies, 7976 Government Street, Burnaby, B.C., V5A 2E2 in support of this rezoning application.

A letter dated 1989 April 17 was received from H. Versteeg, 3367 Lealand Court, Burnaby, B.C., V5A 3B6 in support of this rezoning application.

A letter dated 1989 April 17 was received from Mr. and Mrs. Joe Niccoli, 8011 Burnlake Drive, Burnaby, B.C., V5A 3L2 in support of this rezoning application.

A letter dated 1989 April 17 was received from Nancy J. McAskill, 8288 Burnlake Drive, Burnaby, B.C., V5A 3K9 in opposition to this rezoning application.

An information package was also submitted by Mrs. Wedenig which is available in the Aldermen's Office, Municipal Hall, for perusal.

A letter dated 1989 April 18 was received from Ted Broekhuizen, 7991 Hunter Street, Burnaby, B.C., V5A 2B8 in opposition to this rezoning application.

A letter dated 1989 April 18 was received from Dave and Faye Rurak, 8010 Burnlake Drive, Burnaby, B.C., V5A 2G4, in support of this rezoning application.

A letter dated 1989 April 18 was received from Mr. and Mrs. D. Robertson, 8035 Burnlake Drive, Burnaby, B.C., V5A 3L2 in support of this rezoning application.

An undated letter was received from Anna Tsakalos, 8192 Government Street, Burnaby, B.C., V5A 2E2 in opposition to this rezoning application.

An undated letter was received from Rose Savage, 8206 Government Street, Burnaby, B.C., V5A 2E3 in opposition to this rezoning application.

An undated letter was received from Lillian Block, 3586 Lakedale Avenue, Burnaby, B.C., V5A 3E3 in opposition to this rezoning application.

An undated letter was received from Harry Block, 3586 Lakedale Avenue, Burnaby, B.C., V5A 3E3 in opposition to this rezoning application.

A letter dated 1989 April 18 was received from J.D. Embleton, 7981 Hunter Street, Burnaby, B.C., V5A 2B8, in opposition to this rezoning application.

A petition dated 1989 April 15 was received containing 141 signatures of area residents in opposition to this rezoning application. The text of the petition is contained hereunder:

"PETITION regarding Rezoning Reference #23/89, 3663 Lakedale Avenue. Lot 6, D.L. 57 and 58, Plan 18028, From R1 to R1a. We the undersigned homeowners would like to express our opposition to this proposed rezoning. As we are directly affected by this application we appeal to Burnaby Council to defeat Rezoning Ref. #23/89."

Richard Wedenig, 3663 Lakedale Avenue, addressed the members of Council and advised that he was representing the entire Wedenig family who are the applicants of this rezoning application. The speaker provided clarification with respect to the intent of the rezoning application which will result in a 5,100 square foot house on the subject property which will be compatible with existing development in the neighbourhood. The proposal allows for the retention of the existing in-ground cellar in the home.

In conclusion, Mr. Wedenig urged that Council support the rezoning application.

Donald Rowe, 8476 Fourteenth Avenue, addressed the members of Council and expressed his support for the rezoning application.

William S. Kathrein, 8966 Monroe Avenue, addressed the members of Council and expressed his support for the rezoning application.

John S. Ellison, 3370 Lakedale Avenue, addressed the members of Council in support of the rezoning application which, in his opinion, would be compatible with existing development in the neighbourhood.

Eugene G. Hibbert, 8118 Westlake Street, addressed the members of Council and advised that he has been a resident in the neighbourhood for 18 years and supports the rezoning application.

Nina Greco, 8186 Government Street, addressed the members of Council and advised that her home is located immediately across the street from the Wedenig's and is in support of the rezoning application.

Vicky R. Shell Drake, 8162 Hunter Street, addressed the members of Council and advised that she is representing 37 residents of the area in opposition to the rezoning application. The speaker expressed concern with respect to a precedent being set for other similar "a" category rezoning applications in the neighbourhood.

In conclusion, the speaker requested that the existing R1 Residential District zoning be retained.

Ronald E. Shell Drake, 8162 Hunter Street, addressed the members of Council and expressed concern with respect to there being six other similar type properties in the neighbourhood which would qualify for "a" zoning category. The speaker advised that if this occurred it would result in a substantial change to the neighbourhood characteristics.

In conclusion, the speaker stated his opposition to the "a" zoning designation and urged that Council retain the existing R1 Residential District zoning on the property.

Ted Broekhuizen, 7991 Hunter Street, addressed the members of Council in opposition to the rezoning application.

Sandra M. Assaly, 7960 Hunter Street, addressed the members of Council in support of the rezoning application which, in her opinion, would be an asset to the community.

Reginald Enefer, 8165 Government Street, addressed the members of Council and advised that he resides approximately 80 feet west of the Wedenig property and is in full support of the rezoning application.

Sheila M. Ellison, 3370 Lakedale Avenue, addressed the members of Council in support of the rezoning application.

Thora E. Reisdorf, 7986 Government Street, addressed the members of Council and expressed her support for the rezoning application.

Lillian M.B. Block, 3586 Lakedale Avenue, addressed the members of Council and expressed concern that if this rezoning application were approved that a later application could be received to develop the property to its maximum size.

In response, Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, advised that a Restrictive Covenant would be registered in the Land Title Office in New Westminster to ensure the property is developed in accordance with the approved plans, however, should the owner wish to develop the property further, a new rezoning application would have to be submitted.

In conclusion, the speaker stated her opposition to the rezoning application.

John D. Embleton, 7981 Hunter Street, addressed the members of Council in opposition to the rezoning application.

Sadhu Dhesi, 3535 Lozells Avenue, addressed the members of Council in support of the rezoning application.

Lynn Field, 8146 Government Street, addressed the members of Council and advised that she has an interior lot 100 feet by 180 feet which would not qualify for the "a" zoning designation. The speaker was of the opinion that corner lots should be subject to the same rules and regulations as interior lots with respect to qualification for the "a" zoning designation.

In conclusion, the speaker stated her opposition to the rezoning application.

Robert Rennie, 7959 Government Street, addressed the members of Council and advised that both he and his wife are in support of the rezoning application.

Karen L. Farquharson, 7785 Government Street, addressed the members of Council and advised that the existing cellar in the home is not visible from the street and does not add any bulk to the building.

In conclusion, the speaker expressed her support for the rezoning application.

Alan Jepsen, 8215 Government Street, addressed the members of Council and expressed his concern for the perceived loss of privacy which would result to the neighbours abutting the Wedenig's property if this rezoning application were approved.

In conclusion, the speaker expressed his opposition to the rezoning application.

Tami Brimm, 8294 Government Street, addressed the members of Council in support of the rezoning application.

Rose Savage, 8206 Government Street, addressed the members of Council in opposition to the rezoning application.

Mrs. Gizella Piovesan, 8338 Government Street, addressed the members of Council in support of the rezoning application.

Max Andreone, 8067 Government Street, addressed the members of Council in support of the rezoning application.

Vivian Hnuta, 8217 Woodlake Court, addressed the members of Council and advised that there are many new large homes in the neighbourhood and the addition proposed under the rezoning application would be compatible with existing development in the neighbourhood.

In conclusion, the speaker expressed her support for the rezoning application.

Marian A. Jones, 3370 Lakedale Avenue, addressed the members of Council in support of the rezoning application which would be an asset to the community.

Michael Chow, 8119 Hunter Street, addressed the members of Council in opposition to rezoning application.

Cecilia Trachsler, 8320 Manson Court, addressed the members of Council in support of the rezoning application.

James A. Cruikshank, 8255 Manson Drive, addressed the members of Council in support of the rezoning application.

Janie Gallovich, 7676 Government Street, addressed the members of Council in support of the rezoning application.

Guiseppe Rizzo, 1387 Holdom Avenue, addressed the members of Council in support of the rezoning application.

Jeanette D. Decouto, 8205 Woodlake Court, addressed the members of Council in support of the rezoning application.

Maria Parente, 7798 Government Street, addressed the members of Council in support of the rezoning application.

Karin I. Love, 8055 Government Street, addressed the members of Council in support of the rezoning application.

Anna Caon, 3390 Lakedale Avenue, addressed the members of Council in support of the rezoning application.

George G. Farrell, 8140 Hunter Street, addressed the members of Council in support of the rezoning application.

Ellen K. Clements, 8150 Hunter Street, addressed the members of Council in support of the rezoning application.

Herman Wedenig, 3663 Lakedale Avenue, addressed the members of Council and advised that the second storey addition will not block the sunlight from any of the neighbours properties.

In conclusion, Mr. Wedenig urged that Council support the rezoning application.

Antima Wedenig, 3663 Lakedale Avenue, addressed the members of Council in support of the rezoning application.

Harri Block, 3586 Lakedale Avenue, addressed the members of Council in opposition to the rezoning application.

Marc Thompson, 3636 Lakedale Avenue, addressed the members of Council in opposition to the rezoning application.

Pablo Su, 3415 Dalebright Drive, addressed the members of Council in support of the rezoning application.

Remigo Rasman, 9660 Lyndhurst Street, addressed the members of Council in support of the rezoning application.

Alois Ores, 3368 Dalebright Drive, addressed the members of Council in support of the rezoning application.

Bernard McCabe, 3753 Lozells Avenue, addressed the members of Council in support of the rezoning application.

Luckie J. Kuosmanen, 8181 Hunter Street, addressed the members of Council in support of the rezoning application.

Virginia Kuosmanen, 8181 Hunter Street, addressed the members of Council in support of the rezoning application.

Giovanna Greco, 8186 Government Street, addressed the members of Council in support of the rezoning application.

Joseph Polowy, 8193 Hunter Street, addressed the members of Council in support of the rezoning application.

David Robertson, 8035 Burnlake Drive, addressed the members of Council in support of the rezoning application.

Marina Kathrein, 8966 Monroe Avenue, addressed the members of Council in support of the rezoning application.

Maria A.C. Ferreira, 7698 Cumberland Street, addressed the members of Council in support of the rezoning application.

Willi Hennig, 3610 Weston Court, addressed the members of Council in support of the rezoning application.

Daniel R. Su, 3415 Dalebright Drive, addressed the members of Council in support of the rezoning application.

George Ayala, 7480 Curtis Street, addressed the members of Council in support of the rezoning application.

Harvey Collingwood, 8220 Manson Drive, addressed the members of Council in support of the rezoning application.

Franca Magnone, 8396 Manson Drive, 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 3663 Lakedale Avenue from R1 Residential District to R1a Residential 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 #23/89 be now terminated."

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:13 p.m.

The Public Hearing reconvened at 9:26 p.m. with Aldermen Young, Nikolai and Sawicki absent.

2. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 14, 1989" - BYLAW NO. 9167

Rezoning Reference #35/88

Lots 14, 15, 16, 17 (exc. s.e. 10 ft.), 30, 31, 32 and 33 (exc. n.w. 10 ft.), D.L. 95, Grp. 1, NWD, Plan 1152

7174/80/86/94 Edmonds Street; 7175/81/87 Eighteenth Avenue; 7355 Sixteenth Street

The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise apartment development in conformity with the Edmonds Station Area 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 7174/80/86/94 Edmonds Street; 7175/81/87 Eighteenth Avenue; 7355 Sixteenth Street from R5 Residential District to CD Comprehensive Development District (Based on RM2 Guidelines).

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #35/88 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 15,1989" - BYLAW NO. 9168

Rezoning Reference #92/88

D.L. 34, Lots 66 and 67, Plan 29549, Lots 11 and 12, Plan 1355  
5507, 5525, 5549 and 5583 Barker Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a low rise 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 5507, 5525, 5549 and 5583 Barker Avenue from R5 Residential District to CD Comprehensive Development District (Based on RM3 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 #92/88 be now terminated."

CARRIED UNANIMOUSLY

4. FROM M1 MANUFACTURING DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 AND RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 16, 1989" - BYLAW NO. 9169

Rezoning Reference #103/88

Lot 11, D.L. 98, Plan 5701

7117 MacPherson Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the development of a two phased project with a low-rise seniors' apartment building and a low-rise family complex.

A letter dated 1989 April 18 was received from James R. Spibey, General Manager, Mantane Construction Products Ltd., 7310 MacPherson Avenue, Burnaby, B.C., V5J 4N6, in opposition to this rezoning application.

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 7117 MacPherson Avenue from M1 Manufacturing District to CD Comprehensive Development District (Based on RM3 Multiple Family Residential 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 #103/88 be now terminated."

CARRIED UNANIMOUSLY

5. FROM A2 SMALL HOLDINGS DISTRICT TO R2 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 17, 1989" - BYLAW NO. 9170

Rezoning Reference #9/89

D.L. 59, 136, Lot E, Plan 14510, Lot 1, Plan 18277, pt. 6 ex. Sk.  
11424 and Ex. Plan 18277, Plan 3050

7236, 7260 and 7248 Broadway

The purpose of the proposed rezoning bylaw amendment is to permit the subdivision of the site for single-family development in accordance with the R2 Residential District regulations.

A letter dated 1989 April 18 was received from E. Steven, 7255 Broadway, Burnaby, B.C., V5A 1S1 in opposition to the rezoning application.

Eileen L. Stevens, 7255 Broadway, addressed the members of Council in opposition to the rezoning application. The speaker expressed concern with respect to the size of single family dwellings in the neighbourhood and felt that if this rezoning application were approved, it would result in a policy change for the neighbourhood.

Robert Rennie, 7959 Government Street, addressed the members of Council and advised that the property immediately east of the property considered for rezoning has already been rezoned from A2 Small Holdings District to R2 Residential District. The speaker further stated that the additional traffic generated by this development would not have any effect whatsoever on existing Bainbridge Avenue traffic patterns.

John Lightburn, 3738 West 22nd Avenue, Vancouver, B.C., addressed the members of Council and advised that he is the purchaser/developer of the subject property. The speaker expressed concern with respect to the Advisory Planning Commission not supporting the rezoning application which, in the speakers opinion, would be compatible with the existing development in the neighbourhood.

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 7236, 7260 and 7248 Broadway from A2 Small Holdings District to R2 Residential District.

Arising from the discussion, the Advisory Planning Commission adopted the following motion:

"THAT until the Conceptual Transportation Plan is implemented with respect to the Bainbridge Connector, there be no further rezoning applications considered 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 #9/89 be now terminated."

CARRIED UNANIMOUSLY

6. FROM M2 GENERAL INDUSTRIAL DISTRICT TO M2r GENERAL INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 18, 1989" - BYLAW NO. 9171  
Rezoning Reference #12/89

Portion of Lot 171, D.L. 165, Plan 1050

A portion of 4663 Byrne Road

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a restaurant to serve the needs of the surrounding industrial area.

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 a portion of the property at 4663 Byrne Road from M2 General Industrial District to M2r General Industrial District.

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

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #12/89 be now terminated."

CARRIED UNANIMOUSLY

7. FROM P5 COMMUNITY INSTITUTIONAL DISTRICT TO R3 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 19, 1989" - BYLAW NO. 9172

Rezoning Reference #14/89

Lot A, D.L. 74, Plan 70739

5420 Woodsworth Street

The purpose of the proposed rezoning bylaw amendment is to permit the subdivision of the property for single-family dwelling development.

A letter dated 1989 April 05 was received from A.M. Van de Bogart, 4818 Canada Way, Burnaby, B.C., V5G 1L8, in support of this rezoning application.

A letter dated 1989 April 07 was received from Mrs. Denise Gasbarri, 5429 Woodsworth Street, Burnaby, B.C., V5G 4H6, in support of this rezoning application.

A letter dated 1989 April 18 was received from J. Amy Newman, 4806 Canada Way, Burnaby, B.C., V5G 1L1, in support of the rezoning application.

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 5420 Woodsworth Street from P5 Community Institutional District to R3 Residential District.

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

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #14/89 be now terminated."

CARRIED UNANIMOUSLY

8. FROM A2 SMALL HOLDINGS DISTRICT TO R2 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 20, 1989" - BYLAW NO. 9173

Rezoning Reference #15/89

Lot 3, Plan 12321, D.L. 59, Grp. 1, NWD

7347 Lougheed Highway

The purpose of the proposed rezoning bylaw amendment is to reflect the intended future single-family residential subdivision proposed for the area in which this property is situated.

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 7347 Lougheed Highway from A2 Small Holdings District to R2 Residential District.

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

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #15/89 be now terminated."

CARRIED UNANIMOUSLY

9. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (DISCOVERY PARK COMMUNITY PLAN GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 21, 1989" - BYLAW NO. 9174

Rezoning Reference #16/89

Portion of Lot 13 except Ref. Pl. 70812, D.L. 71, Plan 59477

Portion of 3725 Gilmore Way

The purpose of the proposed rezoning bylaw amendment is to accommodate construction of a two-storey research-oriented office building for computer systems development.

Hank Siefred, 3510 Kalyk Avenue, addressed the members of Council and questioned whether a buffer zone would be provided between the proposed development and the existing single family dwelling development. In addition, the speaker also questioned whether 67 off-street parking spaces would be adequate to serve the parking needs of over 100 employees.

In conclusion, the speaker again expressed concern with respect to whether sufficient off-street parking would be provided on the site.

In response, Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, advised that the landscape plan for the development forms part of the development plan and must be adhered to by the applicant. In addition, Mr. Stenson further advised that the bylaw requirement for off-street parking is 47 off-street parking spaces and the developer will be providing 75 off-street parking spaces on-site.

Council requested that staff prepare a report addressing the buffer requirements as contained within the landscape plan and also address in general terms the overall parking problems in the area.

Gloria Siefred, 3510 Kalyk Avenue, addressed the members of Council and expressed concern with respect to parking in the area. The speaker suggested that "Residents Parking Only" signs be installed in the area to alleviate the parking problems in the neighbourhood.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning a portion of the property at 3725 Gilmore Way from CD Comprehensive Development District to Amended CD Comprehensive Development District (Discovery Park 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 #16/89 be now terminated."

CARRIED UNANIMOUSLY

10. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE RM5 ZONE USE AND DENSITY)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 22, 1989" - BYLAW NO. 9175

Rezoning Reference #18/89

N.1/2 Lot 21, Lots 22, 23, "A", "B" Exc. Pcl. "C" (Ref. Pl. 4854), D.L. 151, Grp. 1, NWD, Plan 2002; Pcl. "C" (Ref. Pl. 4854) Lot "B", D.L.S 151/52/53, Grp. 1, NWD, Plan 2002; Lots 4, 5, 6, 7, 8, 9, 10, D.L. 151, Grp. 1, NWD, Plan 2002.

6102, 6108, 6122, Patterson Avenue; 4108, 4118, 4126, 4144, 4156, 4168, 4180, 4194 Beresford Street and 6135 Wilson Avenue and part of 6145 Wilson Avenue.

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 23 storey residential high-rise tower.

Joyce Allman, 4221 Mayberry Street, addressed the members of Council and urged that the existing residential zoning be retained due to the already dense population in the neighbourhood. In addition, parking is also a concern within the area.

In conclusion, the speaker stated her opposition to the rezoning application which, if approved, would only add more density 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 6102, 6108, 6122, Patterson Avenue; 4108, 4118, 4126, 4144, 4156, 4168, 4180, 4194 Beresford Street and 6135 Wilson Avenue and part of 6145 Wilson Avenue from R5 Residential District to CD Comprehensive Development District (Based on RM5 Zone Use and Density).

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 #18/89 be now terminated."

CARRIED UNANIMOUSLY

11.

FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 23, 1989" - BYLAW NO. 9176

Rezoning Reference #20/89

West portion of Lot A, D.L. 119, Plan 4307

Portion of 1850 Rosser Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the operation of a 50 seat commercial (public) restaurant in the existing dining room.

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 a portion of the property at 1850 Rosser Avenue from CD Comprehensive Development District to Amended 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 CORRIGAN:  
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #20/89 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN RANDALL:

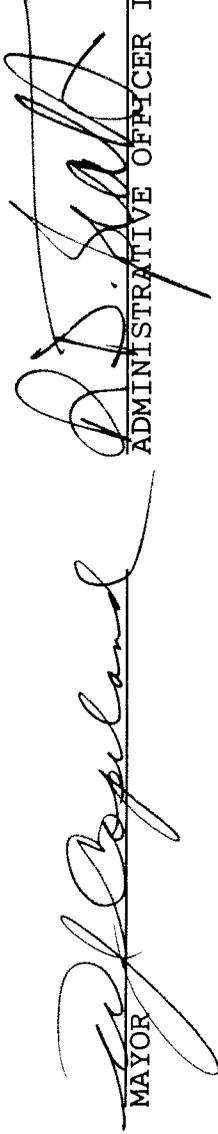
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:05 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, 1989 APRIL 18 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. FROM R1 RESIDENTIAL DISTRICT TO R1a RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 24, 1989" - BYLAW NO. 9177  
  
Rezoning Reference #23/89  
  
Lot 6, D.L. 57 and 58, Plan 18028  
  
3663 Lakedale Avenue  
  
The purpose of the proposed rezoning bylaw amendment is to permit an addition to the existing single-family dwelling creating a floor area greater than that permitted under the prevailing zoning.
2. R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON  
RM2 GUIDELINES)  
  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 14, 1989" - BYLAW NO. 9167  
  
Rezoning Reference #35/88  
  
Lots 14, 15, 16, 17 (exc. s.e. 10 ft.), 30, 31, 32 and 33 (exc. n.w. 10 ft.), D.L. 95, Grp. 1, NWD, Plan 1152  
  
7174/80/86/94 Edmonds Street; 7175/81/87 Eighteenth Avenue; 7355 Sixteenth Street  
  
The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise apartment development in conformity with the Edmonds Station Area Plan.
3. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT  
(BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 15, 1989" - BYLAW NO. 9168  
  
Rezoning Reference #92/88  
  
D.L. 34, Lots 66 and 67, Plan 29549, Lots 11 and 12, Plan 1355  
  
5507, 5525, 5549 and 5583 Barker Avenue  
  
The purpose of the proposed rezoning bylaw amendment is to permit the construction of a low rise apartment building.
4. FROM M1 MANUFACTURING DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT  
(BASED ON RM2 AND RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 16, 1989" - BYLAW NO. 9169  
  
Rezoning Reference #103/88  
  
Lot 11, D.L. 98, Plan 5701  
  
7117 MacPherson Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the development of a two phased project with a low-rise seniors' apartment building and a low-rise family complex.

5. FROM A2 SMALL HOLDINGS DISTRICT TO R2 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 17, 1989" - BYLAW NO. 9170

Rezoning Reference #9/89

D.L. 59, 136, Lot E, Plan 14510, Lot 1, Plan 18277, pt. 6 ex. Sk. 11424  
and Ex. Plan 18277, Plan 3050

7236, 7260 and 7248 Broadway

The purpose of the proposed rezoning bylaw amendment is to permit the subdivision of the site for single-family development in accordance with the R2 Residential District regulations.

6. FROM M2 GENERAL INDUSTRIAL DISTRICT TO M2r GENERAL INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 18, 1989" - BYLAW NO. 9171

Rezoning Reference #12/89

Portion of Lot 171, D.L. 165, Plan 1050

A portion of 4663 Byrne Road

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a restaurant to serve the needs of the surrounding industrial area.

7. FROM P5 COMMUNITY INSTITUTIONAL DISTRICT TO R3 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 19, 1989" - BYLAW NO. 9172

Rezoning Reference #14/89

Lot A, D.L. 74, Plan 70739

5420 Woodsworth Street

The purpose of the proposed rezoning bylaw amendment is to permit the subdivision of the property for single-family dwelling development.

8. FROM A2 SMALL HOLDINGS DISTRICT TO R2 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 20, 1989" - BYLAW NO. 9173

Rezoning Reference #15/89

Lot 3, Plan 12321, D.L. 59, Grp. 1, NWD

7347 Lougheed Highway

The purpose of the proposed rezoning bylaw amendment is to reflect the intended future single-family residential subdivision proposed for the area in which this property is situated.

9. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE  
DEVELOPMENT DISTRICT (DISCOVERY PARK COMMUNITY PLAN GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 21, 1989" - BYLAW NO. 9174

Rezoning Reference #16/89

Portion of Lot 13 except Ref. P1. 70812, D.L. 71, Plan 59477

Portion of 3725 Gilmore Way

The purpose of the proposed rezoning bylaw amendment is to accommodate construction of a two-storey research-oriented office building for computer systems development.

10. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE RM5 ZONE USE AND DENSITY)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 22, 1989" - BYLAW NO. 9175

Rezoning Reference #18/89

N.1/2 Lot 21, Lots 22, 23, "A", "B" Exc. Pcl. "C" (Ref. P1. 4854), D.L. 151, Grp. 1, NWD, Plan 2002; Pcl. "C" (Ref. P1. 4854) Lot "B", D.L.S 151/52/53, Grp. 1, NWD, Plan 2002; Lots 4, 5, 6, 7, 8, 9, 10, D.L. 151, Grp. 1, NWD, Plan 2002.  
6102, 6108, 6122, Patterson Avenue; 4108, 4118, 4126, 4144, 4156, 4168, 4180, 4194 Beresford Street and 6135 Wilson Avenue and part of 6145 Wilson Avenue.

The purpose of the proposed bylaw amendment is to permit the construction of a 23 storey residential high-rise tower.

11. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 23, 1989" - BYLAW NO. 9176

Rezoning Reference #20/89

West portion of Lot A, D.L. 119, Plan 4307  
Portion of 1850 Rosser Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the operation of a 50 seat commercial (public) restaurant in the existing dining room.

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 Tuesday, 1989 March 28 to 4:30 p.m. on Tuesday, 1989 April 18.

C.A. Turpin  
MUNICIPAL CLERK