

1989 NOVEMBER 21

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1989 November 21 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Alderman R.G. Begin
Alderman D.P. Drummond
Alderman E. Nikolai
Alderman F.G. Randall
Alderman J. Young

ABSENT: Alderman D.R. Corrigan
Alderman L.A. Rankin
Alderman J.M. Sawicki

STAFF: Mr. K. Ito, Senior Current Planner
Mr. R.D. Seath, Administrative Officer II

The Public Hearing was called to order at 7:31 p.m.

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 71, 1989" - BYLAW NO. 9294

Rezoning Reference #66/89

Lot 8, D.L. 171, Plan 78941

7465 Sandborne Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise apartment development.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 7465 Sandborne Avenue from CD Comprehensive Development District to Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density).

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

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #66/89 be now terminated."

CARRIED UNANIMOUSLY

2. FROM R2 RESIDENTIAL DISTRICT TO R2a RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 72, 1989" - BYLAW NO. 9296

Rezoning Reference #42/89

Lot 2 of D.L. 189, Grp. 1, NWD, Plan 19499

404 Hythe Avenue North

The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

A letter dated 1989 November 14 was received from Reverend Frank Ward, Chairman, Northwest Capitol Hill Neighbourhood Association, 314 Delta Avenue North, Burnaby, B.C., V5B 1E9 in opposition to this rezoning application.

A letter dated 1989 November 14 was received from Mr. A.K. Quan, 301 North Hythe Avenue, Burnaby, B.C., in opposition to this rezoning proposal.

Reverend Frank Ward, 314 Delta Avenue North, addressed the members of Council and advised that he was representing the Northwest Capitol Hill Neighbourhood Association who are opposed to this rezoning application. It is the Association's view that spot zoning of this nature is detrimental to both the integrity of the current R2 zoning and to the stability of this long established neighbourhood. The Association is of the opinion that huge houses such as the one being proposed will destroy the existing character of the neighbourhood. In addition, the Association is also concerned that the proposed design will unreasonably obstruct the view of its immediate neighbours.

In conclusion, the speaker submitted a petition containing the signatures of fifty-eight (58) abutting residents opposed to this rezoning application, the text of which is contained hereunder:

"RE: PUBLIC HEARING NOVEMBER 21, 1989

REZONING REFERENCE #42/89

Lot 2 of D.L. 189, Group 1, N.W.D., Plan 19499
404 NORTH HYPHE AVENUE

FROM: R2 RESIDENTIAL DISTRICT
TO: R2a RESIDENTIAL DISTRICT

We, the undersigned, object to the proposed rezoning of the above described property. It is our opinion that the floor area ratio and development density of 'R2a RESIDENTIAL DISTRICT' permitting a 7,477 sq. ft. development density on the subject property to be highly undesirable. It is our belief that the proposed residence, with a development density of 6,218 sq. ft. would be totally out of character, and incompatible with a neighbourhood of residences that are less than 3,000 sq. ft."

Grant Gough, 5107 Harbourview Road, addressed the members of Council in opposition to the rezoning application. Mr. Gough was of the opinion that a single family dwelling permitted under the current R2 zoning would be more than adequate to meet the applicant's needs.

Arthur K. Quan, 301 Hythe Avenue North, addressed the members of Council in opposition to the rezoning application. The speaker was of the opinion that the proposed residence under the R2a zoning would be excessive and out of character in the neighbourhood.

In conclusion, Mr. Quan expressed further concern with respect to the proposed house design lending itself to conversion to a duplex.

James J. Bond, 400 Hythe Avenue North, addressed the members of Council in opposition to the rezoning application. The speaker expressed concern with respect to the proposed size of the structure, the location of the structure on the site and the probability of the structure blocking the views of existing residents.

Robert Hay, 387 Glynde Avenue North, addressed the members of Council in opposition to the rezoning application which, in the speakers opinion, would not be compatible with the existing single family dwelling development in the neighbourhood.

Jack L. Shadbolt, 5121 Harbourview Road, addressed the members of Council in opposition to the rezoning application. The speaker expressed concern that if this rezoning application were approved, it would lead to similar types of rezoning applications within the neighbourhood. Further, the speaker felt that the proposed design of the structure would infringe on the views of residents in the neighbourhood.

Joyce Gough, 5107 Harbourview Road, addressed the members of Council in opposition to the rezoning application. The speaker was of the opinion that this property should be developed under the current R2 zoning.

Betty B. Birrell, 450 Hythe Avenue North, addressed the members of Council in opposition to the rezoning application. The speaker was of the opinion that the proposed structure would infringe on existing views and cause a loss of sunlight and privacy to the abutting properties.

The speaker also felt that the proposed 29.53 ft. front yard setback was not compatible with existing front yard setbacks on Hythe Avenue North and suggested that the home be built in line with existing homes on Hythe Avenue North.

Tom J. Tanton, 5120 Bessborough Drive, addressed the members of Council and queried whether the bridge connecting the garage and principal dwelling would make the garage part of the principal dwelling and thus have to conform to the setbacks for the principal dwelling?

Mr. K. Ito, Senior Current Planner, advised that the Planning Department has not interpreted the bridge connection as attaching the garage and principal dwelling on the site and therefore would not have to conform to the setbacks of the principal dwelling.

Jack Chan, 410 Hythe Avenue North, addressed the members of Council in opposition to the rezoning application. The speaker stressed that the property be developed under the current R2 zoning which would maintain the existing neighbourhood characteristics. Mr. Chan expressed further concern that if the property is developed under the proposed R2a zoning it would result in a loss of view from his property.

Sauro Perticarini, 3314 Wellington Street, Vancouver, addressed the members of Council and advised that he is the applicant for this rezoning. Mr. Perticarini advised that there is already large homes existing in the neighbourhood and the home which he is proposing would be well below the bylaw criteria for R2a zoning. In addition, Mr. Perticarini stated that the home has been designed in an attempt to respect existing views and privacy of abutting properties.

Mr. Perticarini advised that he has met with area residents and representatives of the Northwest Capitol Hill Neighbourhood Association in an attempt to design a home which would respect the concerns of abutting residents and the Northwest Capitol Hill Neighbourhood Association. The speaker further stated that in his opinion, the proposed design does address these concerns.

Harvey D. Morris, 5111 Harbourview Road, addressed the members of Council and suggested that the existing R2 zoning be retained on the property.

In conclusion, Mr. Morris advised that he was opposed to the rezoning application.

Graziella Perticarini, 3314 Wellington Street, Vancouver, addressed the members of Council and advised that her son Sauro was willing to move the home 10 ft. to the rear of the property in order to keep the home in line with existing homes on Hythe Avenue North.

In conclusion, Mrs. Perticarini stated that her son is willing to do whatever is feasible in order to reduce the concerns of the abutting residents.

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 404 Hythe Avenue North from R2 Residential District to R2a Residential District.

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 #42/89 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN RANDALL:

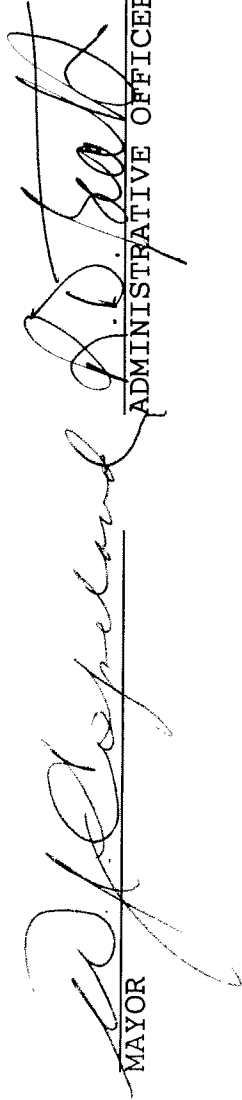
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:14 p.m.

Confirmed:

Certified Correct:


MAYOR ADMINISTRATIVE OFFICER II