

1989 AUGUST 22

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1989 August 22 at 7:30 p.m.

PRESENT: Acting Mayor J. Young, (In the Chair)

Alderman D.R. Corrigan
Alderman F.G. Randall
Alderman L.A. Rankin
Alderman J.M. Sawicki

ABSENT: Mayor W.J. Copeland
Alderman R.G. Begin
Alderman D.P. Drummond
Alderman E. Nikolai

STAFF: Mr. D.G. Stenson, Deputy Director Planning & Building
Inspection

Mrs. D.R. Comis, Deputy Municipal Clerk

The Public Hearing was called to order at 7:35 p.m.

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 1989" - BYLAW NO. 9254

The purpose of the proposed text amendment is to: amend the definition of the term "group home" within the zoning bylaw; permit the establishment of group homes within the R1 to R6 Districts; provide that no group home be located within a 200 m. radius of an existing group home and, delete group homes from the RM1, RM2 and RM3 Districts.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this proposal, a decision was reached to SUPPORT the Text Amendment.

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN SAWICKI:

"THAT this Public Hearing relating to Bylaw No. 9254 be now terminated."

CARRIED UNANIMOUSLY

2. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 55, 1989" - BYLAW NO. 9257

The purpose of the proposed rezoning bylaw amendment is to amend the text of the R9 District to limit the minimum site area for development to 2.0 acres (0.8 ha.).

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this proposal, a decision was reached to SUPPORT the Text Amendment.

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

MOVED BY ALDERMAN SAWICKI:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Bylaw No. 9257 be now terminated."

CARRIED UNANIMOUSLY

3. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 56, 1989" - BYLAW NO. 9258

Rezoning Reference #54/89

Lot "A", D.L.s 69 & 70, Grp. 1, Plan 71013, NWD

4170 Still Creek Drive

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four level office warehouse distribution building.

John Scott, 3674 Cedaridge Place, West Vancouver, Architect, appeared before Council on behalf of of the owners of subject property to present a partial rendering of the proposed development. Mr. Scott advised that although the proposal is for a combination office/warehouse facility, market demands dictate a ratio of 90% high tech office space to 10% warehouse.

The speaker advised that a combination of underground with minimal surface parking will serve the development. The parking facilities are designed to meet the needs of the market place and as a result will far exceed bylaw requirements.

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 4170 Still Creek Drive from CD Comprehensive Development District (based on M5 Light Industrial District guidelines) to Amended CD Comprehensive Development District (based on M5 Light Industrial District guidelines).

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

MOVED BY ALDERMAN SAWICKI:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #54/89 be now terminated."

CARRIED UNANIMOUSLY

4. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 57, 1989" - BYLAW NO. 9259

Rezoning Reference #56/89

Part of Lot 6, D.L. 93, Grp. 1, NWD, Plan 3019

5875 Imperial Street

The purpose of the proposed rezoning bylaw amendment is to construct a two storey seniors housing development, related to the Central Tabernacle Church.

A letter dated 1989 August 18 was received from Barrie E. and Herbert Geosits, 6630 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 20 was received from Susan and Brian Davidson, 6671 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 20 was received from Mary T. and W.B. Higgins, 6650 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 20 was received from Diane Gillis, 6610 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 20 was received from A.H. and Patricia Kidd, 6621 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 20 was received from Glen Corbett, 6631 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 20 was received from Hazel Price, 6589 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 20 was received from Helen Kowalenko, 6672 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 20 from Kathi Gorges, 6661 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 20 was received from Robert G. Patterson, 6691 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 19 was received from Howard Couch, 5897 Imperial Street, Burnaby, B.C. in opposition to the rezoning application.

A letter dated 1989 August 20 was received from Louise Heighes, 6589 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 20 was received from G. Slusarenko, 6674 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

A letter dated 1989 August 20 was received from a resident of 6725 Russell Avenue, Burnaby, B.C. in support of the rezoning application.

Vern Delgattey, 4012 Carson Street, Burnaby, B.C., Architect, appeared before Council to present a rendering of the proposed development. The speaker addressed the concerns expressed by Mr. Howard Couch and advised that a setback of 16 feet will be provided from the property line at 5897 Imperial Street to 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 5875 Imperial Street from R5 Residential District to CD Comprehensive Development District (based on P5 Institutional District 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 #56/89 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN RANDALL:

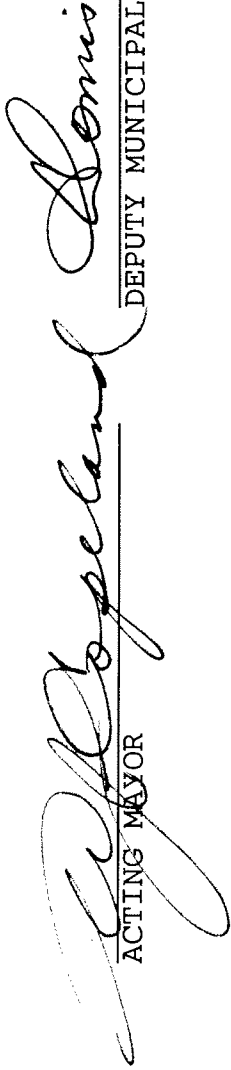
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:05 p.m.

Confirmed:

Certified Correct:


ACTING MAYOR

DEPUTY MUNICIPAL CLERK

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 AUGUST 22 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. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 54, 1989" - BYLAW NO. 9254

The purpose of the proposed text amendment is to: amend the definition of the term "group home" within the zoning bylaw; permit the establishment of group homes within the R1 to R6 Districts; provide that no group home be located within a 200 m. radius of an existing group home and, delete group homes from the RM1, RM2 and RM3 Districts.

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3. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES)

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4. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 57, 1989" - BYLAW NO. 9259

Rezoning Reference #56/89

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5875 Imperial Street

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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 Wednesday, 1989 August 09 to 4:30 p.m. on Tuesday, 1989 August 22.

C.A. Turpin
MUNICIPAL CLERK