

1989 JULY 25

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1989 July 25 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland
Alderman R.G. Begin
Alderman D.P. Drummond
Alderman F.G. Randall
Alderman L.A. Rankin (Arrived 7:47 p.m.)
Alderman J.M. Sawicki (Arrived 8:15 p.m.)
Alderman J. Young

ABSENT: Alderman D.R. Corrigan
Alderman E. Nikolai

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 7:37 p.m.

1. FROM M3a HEAVY INDUSTRIAL DISTRICT TO M1 MANUFACTURING DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 25, 1989" - BYLAW NO. 9178

Rezoning Reference #99/88

D.L. 173, Lots 19 and 15, Pcl. A of Lot 15, Lot 14, Pcl. B of Lot 14, Plan 1034, Lots 28, Portion of 29, Plan 66292

5925 Ninth Avenue, 6013 and 6074 Thorne Avenue, 6139 Trapp Avenue, Portion of 6160 Trapp Avenue, 6014 and 6050 Marine Way

The purpose of the proposed rezoning bylaw amendment to M1 Manufacturing District is to provide an appropriate interface with Marine Way resulting in the construction of industrial buildings which will act as a screening element for views into the interior M3a Heavy Industrial District lands.

A letter dated 1989 July 21 was received from R.W. Newton, Vice President, Marketing and Sales, Southern British Columbia, 5935 Glover Road, Langley, B.C. V3A 4B5 in opposition to the proposed rezoning application.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 5925 Ninth Avenue, 6013 and 6074 Thorne Avenue, 6139 Trapp Avenue, portion of 6160 Trapp Avenue and 6014 and 6050 Marine Way from M3a Heavy Industrial District to M1 Manufacturing 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 #99/88 be now terminated."

CARRIED UNANIMOUSLY

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 DISTRICT GUIDELINES) AND P3 PARK AND PUBLIC USE DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 47, 1989" - BYLAW NO. 9227

Rezoning Reference #19/89

D.L. 13 and 14, Lot 14 Exc. Part on Plan 26009, Lot 15, Exc. Part on Plan 26009, Plan 3047, Plan A (Exp. Pl. 11218) Lot 1 Exc. Part on Highway Plan 25870, Plan 3046

7150, 7170, 7190 Cariboo Road

The purpose of the proposed rezoning bylaw amendment is to accommodate the development of church facilities, and to reflect a Conservation Reserve area.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this Rezoning Application, a decision was reached to SUPPORT the rezoning of the property at 7150, 7170 and 7190 Cariboo Road from CD Comprehensive Development District to Amended CD Comprehensive Development District (Based on P5 District Guidelines) and P3 Park and Public Use District.

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 #19/89 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. 48, 1989" - BYLAW NO. 9228

Rezoning Reference #30/89

D.L. 32, Pcl. A, Ex. Pl. 12014, Lot 4 E 1/2, Lot 5, Lot 6, Pcl. 1, Pcl. A, Ex. Pl. 12104, Lot 2, Plan 1733, Lots B & C, Plan 18306

4929/49/63/77/89, 5007 Sanders Street; 6162 and 6188 Nelson Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three storey apartment building.

A letter dated 1989 May 26 was received from Margarita Bruehler, #307 - 5025 Sanders Street, Burnaby, B.C. V5H 1S8 in support of the rezoning application.

A letter dated 1989 July 18 was received from Millie and Ken Marknardsen, #103 - 4960 Sanders Street, Burnaby, B.C. V5H 1S9 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 their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 4929/49/63/77/89, 5007 Sanders Street and 6162 and 6188 Nelson 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 YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #30/89 be now terminated."

CARRIED UNANIMOUSLY

4. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDEMENT BYLAW NO. 49, 1989" - BYLAW NO. 9229

Rezoning Reference #31/89

Lots 1 Exc. Pcl. A (Ex. Plan 7176), 2, 3 and 4, D.L. 152, Plan 2455, 5062, 5080, 5092, 5108 Irving Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of an apartment building.

** Alderman Rankin entered the Council Chamber at 7:47 p.m. and took his place at the Council table.

John Collins, #306 - 5127 Irving Street, addressed the Members of Council in opposition to the rezoning application. Mr. Collins stated that the building in which he lives is occupied mostly by seniors who are also opposed to the rezoning application.

In conclusion, the speaker stated his disagreement with the proposed four storey, twenty-five unit apartment building which would further aggravate the already existing parking, traffic congestion and noise within the neighbourhood.

Tad Young of Spacework Architects, 509 Carrall Street, Vancouver addressed the Members of Council and advised that the building design will minimize traffic as much as possible, provide one more off-street parking space than that required by the bylaw and will be compatible with existing development in the neighbourhood.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 5062, 5080, 5092 and 5108 Irving Street from R5 Residential District to 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 BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #31/89 be now terminated."

CARRIED UNANIMOUSLY

5. 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. 50, 1989" - BYLAW NO. 9230

Rezoning Reference #34/89

D.L. 95, N 1/2 of Lot A, S 1/2 of A, Pcl. 2 (BY60230E), Pcl. 1 (H134778E), Plan 2493, Lot 11, 12, Plan 1981

7308/18/26/36 - 18th Street; 7116 and 7122 Edmonds Street

The purpose of the proposed rezoning bylaw amendment is to provide for development of a ten-storey apartment building.

Kevin Lam, 7130 Edmonds Street, addressed the Members of Council in opposition to the rezoning application which would not be compatible with existing development in the area.

Marnie L. Chapman, #211 - 7377 Salisbury Avenue, addressed the Members of Council and advised that the proposed high-rise building would eliminate a major portion of the sun and light presently enjoyed by the building in which she resides.

In conclusion, the speaker stated her opposition to the rezoning application but further advised that she would be supportive of RM2 or RM3 development on the site.

Jack Y.L. Lai, 7128 Edmonds Street, addressed the Members of Council and advised that he lives in the house immediately adjacent to the proposed rezoning application and if the rezoning application is approved it would reduce his house value and also lose the privacy of his property.

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

** Alderman Drummond departed from the Council Chamber at 8:11 p.m.

Allan Joyce, #334 - 7055 Wilma Street, addressed the Members of Council and expressed concern with the location of a high-rise in a predominantly low-rise, single-family dwelling development area. In addition, the speaker also suggested that the proposed high-rise would reduce the amount of sun and views currently enjoyed by residents in the area.

In conclusion, the speaker stated that high-rise development belongs along the Kingsway corridor.

** Alderman Sawicki entered the Council Chamber at 8:15 p.m. and took her place at the Council table.

** Alderman Drummond returned to the Council Chamber at 8:17 p.m. and took his place at the Council table.

Bertha J. Blaine, #410 - 7151 Edmonds Street, addressed the Members of Council in opposition to the rezoning application. In the speaker's opinion, the area proposed for rezoning would be more suitable for townhouse development.

Katherine A. Verde, 7060 Edmonds Street, addressed the Members of Council in support of the rezoning application. In the speaker's opinion, the area is not suitable for single-family dwelling development and high-density housing development is necessary within the community in order to provide housing for people wishing to live in Burnaby.

Joe Vanderheiden, 7308 18th Street, addressed the Members of Council and suggested that the proposed rezoning application would create more open space on the site and as such was in support thereof.

Edward J. Braun, #306 - 7055 Wilma Street, addressed the Members of Council in opposition to the rezoning application. However, the speaker stated that he could support a three-storey townhouse development for the site.

George E. Biggs, 7124 - 18th Avenue, addressed the Members of Council in opposition to the rezoning application.

Harry Wynachuk, #317 - 6971 Linden Street, addressed the Members of Council and advised that the Edmonds Street area is in need of redevelopment.

In conclusion, the speaker stated his support for the rezoning application.

Gerald Hamilton, 1444 Sasamat Street, Vancouver, addressed the Members of Council and advised that he is the architect of the rezoning application. The speaker stated that the proposed high-rise building will be located in such a manner so it does not reduce the amount of sunlight or impede view corridors presently enjoyed by other buildings in the area. The high-rise will observe a site coverage of 16% and as many existing mature trees as possible will be retained.

For the benefit of Council and the public gallery, Mr. Hamilton then, with the aid of a study sketch and model plan of development, exhibited the minimal impact which the high-rise development would have on the area.

In conclusion, Mr. Hamilton submitted nine letters of support from the following abutting residents in support of the rezoning application; William Shanaman, 6920 - 21st Avenue; Patrick F. Power, 7370 Griffiths Avenue; Allan and G. Stewart, 7186 Edmonds Street; G. & M. Williams, 7164 - 18th Avenue; Brian Power, 7288 Acorn Avenue; Margaret Danyluck, 1138 Madan Avenue, Coquitlam, B.C.; G. McAtee, 7350 Salisbury Avenue; Martha Titala, 7107 Edmonds Street; H.J. Mander, 7063 Edmonds Street; E. Zaweza, 7180 Edmonds Street and K.G. Cam, #314 - 7151 Edmonds Street.

Vesla G. Hudz, #201 - 7055 Wilma Street, addressed the Members of Council in opposition to the rezoning application. The speaker urged that Council preserve the quality of life and environment in the area.

Bernard Campa, 2814 - W. 3rd. Avenue, Vancouver, B.C., addressed the Members of Council and advised that the Edmonds area is in need of redevelopment and that the proposed high-rise would be an asset to the area.

In conclusion, the speaker stated his support for the rezoning application.

Elsie C. Walls, 7122 Edmonds Street, addressed the Members of Council and advised that she was representing the property owners of the proposed development who are all in support of the rezoning application. Mrs. Walls went on to elaborate on the improvements which this development would bring to the Edmonds Street area and also stated that the proposed high-rise is consistent with the already adopted Official Community Plan.

In conclusion, Mrs. Walls expressed her support for the rezoning application.

Wilfred C. Walls, 7122 Edmonds Street, addressed the Members of Council and advised that he was representing Mr. & Mrs. Krawchuk, 7058 Edmonds Street who are in support of the rezoning application.

Mr. Walls then read and submitted a letter of support from the Krawchuks.

** Alderman Young departed from the Council Chamber at 9:25 p.m.

Dominic A. Soave, 1365 W. 7th Avenue, Vancouver, and President of Taina Group of Companies who are the applicants of this rezoning application addressed the Members of Council and advised that the proposed high-rise will provide an opportunity for revitalization of the Edmonds Street area while providing more open space on site than a three-storey development. The speaker then submitted letters in support of the rezoning application from the following area residents; E. McElroy, 7176 Edmonds Street; W.H. & L.J. Kraan, 7056 Edmonds Street; H. & I.E. Miller, 7359 - 18th Street; M. Woelk, 7038 Edmonds Street; J. Gilding, 7056 - 21st Avenue; O. Boreski, 7042 - 19th Avenue; C.S. Love, 7360 - 18th Street; D. Kerr, 7024 Edmonds Street; J. & L. Lapre, 7064 Edmonds Street and B., M. & P. Bloemhof, 7062 Edmonds Street.

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

Loretta E. Hiltz, #412 - 7151 Edmonds Street, addressed the Members of Council in opposition to the rezoning application.

** Alderman Young returned to the Council Chamber at 9:30 p.m. and took his place at the Council table.

Craig T. Wilson, #305 - 7377 Salisbury Avenue, addressed the Members of Council in opposition to the rezoning application. Mr. Wilson was of the opinion that the construction of a high-rise tower on the site would affect the views of some eighty suites in the area. Mr. Wilson further stated that he preferred to see a development which would respect the topography of the area and have less of an impact on existing development in the area.

In conclusion, Mr. Wilson read a petition containing the signatures of 328 area residents opposed to the rezoning application. The text of the petition is contained hereunder:

"We the undersigned wish to protest in the strongest possible terms the inclusion of six high-rise sites (bounded by Edmonds, 17th Avenue, and 19th Street) in the Edmonds Station plan. We oppose this plan because it will destroy views, will cause a loss in privacy (we don't wish to live in a fish bowl), block sunlight (increasing energy costs and the burning of fossil fuels), increase noise, congestion, and parking problems, and generally decrease property values and the quality of life that we have come to enjoy."

Jessie I. Sutton, #108 - 7055 Wilma Street, addressed the Members of Council in opposition to the rezoning application.

David D. Massey, #310 - 7377 Salisbury Avenue, addressed the Members of Council in opposition to the rezoning application.

Ernest W. Neumann, #106 - 7151 Edmonds Street, addressed the Members of Council and advised that the Advisory Planning Commission motion requesting that Bylaw No. 9230 be TABLED until such time as the public review is complete and Council has concluded its deliberations on proposed amendments to the plan was a majority decision of the Advisory Planning Commission.

John Frank, 6604 Swanson Place, Surrey, B.C., addressed the Members of Council and advised that he is a property owner in the area and in support of the rezoning application.

Hillary M. Aulando, 7326 - 18th Street, addressed the Members of Council and advised that the proposed rezoning application would have a positive effect on the area and as such was in support thereof.

Connie Wynnchuk, 7318 - 18th Street, addressed the Members of Council in support of the rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application a decision was reached to NOT SUPPORT the rezoning of the property at 7308/18/26/36 18th Street and 7116 and 7122 Edmonds Street from R5 Residential District to CD Comprehensive Development District (Based on RM4 Multiple Family Residential District Use and Density).

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

"THAT, given the current review of the Edmonds Town Centre South Plan and the objection of residents to high-rise development on Edmonds Street, Council TABLE Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 50, 1989 - Bylaw No. 9230 until such time as the review is complete and Council has concluded its deliberations on proposed amendments to the plan."

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 #34/89 be now terminated."

CARRIED UNANIMOUSLY

6. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 51, 1989" - BYLAW NO. 9231

Rezoning Reference #38/89

Lots 6, 7, 8 and 9, Block 27, D.L. 95

7260, 7278, 7288 and 7298 Acorn Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 50-unit high-rise apartment building.

Allen Joyce, #334 - 7055 Wilma Street, addressed the Members of Council in support of the rezoning application.

Elsie C. Walls, 7122 Edmonds Street, addressed the Members of Council in support of the rezoning application.

Craig T. Wilson, #305 - 7377 Salisbury Avenue, addressed the Members of Council in support of the rezoning application which, in the speaker's opinion, respects the topography of the area.

Wilfred C. Walls, 7122 Edmonds Street, addressed the Members of Council in support of the rezoning application.

Edith Swain, #1308 - 7264 Kingsway, addressed the Members of Council and advised that she opposed the rezoning application which, in her opinion, would increase traffic density in the area and the height of the proposed high-rise apartment building would not be compatible with existing development in the area.

Lloyd Plishka, of Toby, Russell and Partners, Architects, 1650 Alberni Street, Vancouver, addressed the Members of Council and advised that the proposed high-rise apartment building will observe a site coverage of 15% leaving a considerable amount of open space on the site. Mr. Plishka further advised that he was available to answer any questions which Council may have with respect to this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 7260, 7278, 7288 and 7298 Acorn Avenue from R5 Residential District to CD Comprehensive Development District (Based on RM5 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 BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #38/89 be now terminated."

CARRIED UNANIMOUSLY

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7. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE RM5 MULTIPLE FAMILY RESIDENTIAL ZONE USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 52, 1989" - BYLAW NO. 9232

Rezoning Reference #45/89

Lots A, B and C, Lots 4, 5, 6, 7, 8 and 9, the Northern 5 feet of Lot 20, the North half of Lot 21, the South half of Lot 21, Lots 22 and 23, a Portion of Lot 10 and a Portion of Lot 11, all of Block 33, D.L. 151, Plan 2002, NWD

6102/08/22/30 and part of 6142 Patterson Avenue; 4108/18/26/44/56 68/80/94 Beresford Street, 6135 and parts of 6145 and 6155 Wilson Avenue.

The purpose of the proposed rezoning bylaw amendment is to permit the redevelopment of this site for a high-rise apartment tower.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following their consideration of this rezoning application, a decision was reached to SUPPORT the rezoning of the property at 6102/08/22/30 and part of 6142 Patterson Avenue; 4108/18/26/44/56/ 68/80/94 Beresford Street; 6135 and parts of 6145 and 6155 Wilson Avenue from R5 Residential District to CD Comprehensive Development District (Based on RM5 Multiple Family Residential Zone 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 #45/89 be now terminated."

CARRIED UNANIMOUSLY

8. TEXT AMENDMENT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 53, 1989" - BYLAW NO. 9245

The purpose of the proposed zoning bylaw amendment is to create a new zoning category within the R1 - R6 Districts to permit the operation of a day care centre for no more than 10 full-time children within a residential dwelling and to amend the current regulations to allow care for no more than 5 pre-school and 2 school age children in a family day care centre.

No one appeared in connection with the Text Amendment.

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

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

"THAT the Advisory Planning Commission SUPPORT Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 53, 1989 - Bylaw No. 9245 although the guidelines are somewhat restrictive on the R4 and R5 zoning categories in terms of minimum area requirements."

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 Bylaw No. 9245 be now terminated."
CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN SAWICKI:

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

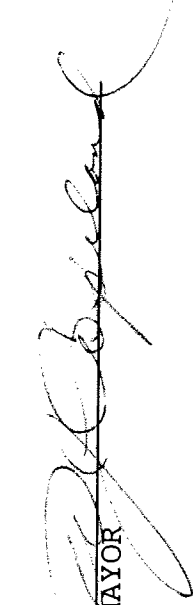
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:12 p.m.

Confirmed:

Certified Correct:

MAYOR



ADMINISTRATIVE OFFICER II

