

1989 SEPTEMBER 26

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1989 September 26 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 E. Nikolai
Alderman F.G. Randall
Alderman L.A. Rankin

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

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 CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND GUIDELINES) "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 58, 1989" - BYLAW NO. 9263

Rezoning Reference #47/89

Lot 3, D.L. 171, Grp. 1, NWD, Plan 78941

6740 Station Hill Court

The purpose of the proposed rezoning bylaw amendment is to accommodate ground-oriented multiple-family residential 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 6740 Station Hill Court from CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines) to Amended Comprehensive Development District (based on RM2 Multiple Family Residential District use and guidelines).

The Advisory Planning Commission discussed at some length the impact which the proposed road system development would have on present and future residents in the Edmonds Town Centre Area. The Advisory Planning Commission was of the opinion that the posting of signs in strategic locations in this area would serve to inform present and future residents of the changes created by road system development. Arising out of this discussion, the following recommendation was adopted:

"THAT signs containing a plan of the proposed road system development in the Edmonds Town Centre Area be prominently displayed in the area as a means of informing present and future residents of the changes created by road system development in the area and that these signs be posted both before and during the development period."

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 #47/89 be now terminated."

CARRIED UNANIMOUSLY

2. FROM R2 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT USE AND DENSITY FOR THE TWO PROPOSED NORTHERLY LOTS AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT FOR THE PROPOSED SOUTHERLY LOT)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 59, 1989" - BYLAW NO. 9264

Rezoning Reference #48/89

West 63' of Lot 6, Grp. 1, NWD, Plan 4155; Lot 43, Grp. 1, NWD, Plan 24955; Lot 6 exc. Firstly: W. 63', Secondly: part subdivided by Plan 24955; Lot 44, Grp. 1, NWD, Plan 24955; Portion of Lot 87, Grp. 1, NWD, Plan 68034, Lot 82, Plan 63808, All of D.L. 6

Portion of 9753, 9789, 9805/25/45 Cameron Street; Portion 9812 Sullivan Street

The purpose of the proposed rezoning bylaw amendment is to accommodate institutional seniors' care and office development.

Nancy B. Cole, 8826 Larkfield Drive, appeared before the members of Council and advised that she is an elected Church warden of St. Stephens's Anglican Church, 9887 Cameron Street, and appearing as the spokesperson on behalf of the church. The speaker read from a prepared text, the summary of which is contained hereunder:

"In summary the official position of St. Stephen's parish is that we are in favour of the proposed development subject to the following conditions:

A. That the developer satisfactorily negotiate the purchase of the Church property adjacent to Cameron Street necessary to proceed with the development.

B. That The Corporation of the District of Burnaby approve continued 4 (four) way vehicle access and egress from the south-east corner of the Church property.

C. That the developer enter into an agreement with The Corporation of the District of Burnaby and St. Stephen's Church to provide and ensure the following:

1. That the new office building setback is equal to or greater than the existing St. Stephen's Church front building face.
2. That the height of the office building not block the view of the top 1/3 of the Church from Cameron Street and the easterly entrance to the Loughheed Mall.
3. That a 15 foot boulevard be provided between the cul-de-sac east curb and the west property line of St. Stephen's Church.
4. That the developer provide complete restoration of such Church and dedicated property, which may be affected by the new development, with detailed design subject to the approval of St. Stephen's Parish Council.

This work is to include but not limited to:

- (a) Necessary reconstruction of the vehicle access.
- (b) Necessary retaining walls, safety railings and curbs along the south and west property lines.
- (c) Pedestrian access including stairs on Cameron Street and off the cul-de-sac adjacent to the west entrance of the Church.
- (d) Complete landscaping of the dedicated property including 4 inch to 6 inch caliber tree installation, appropriate shrubs, ground cover and turf.

5. That the developer provide perpetual maintenance of the restoration installation including retaining walls and landscaping.

D. That The Corporation of the District of Burnaby name the new cul-de-sac 'St. Stephen's Place'."

The Planning and Building Inspection Department was requested to provide a report in response to the brief submitted by St. Stephen's Anglican Church.

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 properties at 9753, 9789, 9805/25/45 Cameron Street; Portion of 9812 Sullivan Street from R2 Residential District to CD Comprehensive Development District (based on P5 Community Institutional District use and density for the two proposed northerly lots and P2 Administration and Assembly District for the proposed southerly lot.)

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 #48/89 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R2 RESIDENTIAL DISTRICT TO R2b RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 60, 1989" - BYLAW NO. 9267

Rezoning Reference #46/89

Lot 331, D.L. 87, Plan 46793

7842 Welsley Drive

The purpose of the proposed rezoning bylaw amendment is to permit a family daycare of up to ten children.

An undated petition was received containing the signatures of sixteen (16) abutting residents opposed to the rezoning application. The text of the petition is contained hereunder:

"We the undersigned would like the Burnaby Municipal Council to dismiss the application by 7842 Welsley Drive to rezone said property. We feel that the existence of a daycare in our neighbourhood is not desirable because of the increase in traffic, the playground noise, and the possible reduction in property value."

Rita Szentes, 7857 Welsley Drive, appeared before the members of Council and reiterated the concerns as expressed in the above mentioned petition, namely: increase in traffic, increase in playground noise and the possible reduction in property value.

Zoltan Szentes, 7857 Welsley Drive, appeared before the members of Council and expressed concern with respect to the number of cars which would be parking in the vicinity of 7842 Welsley Drive if a family daycare of up to ten (10) children is permitted.

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 7842 Welsley Drive from R2 Residential District to R2b Residential District.

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 #46/89 be now terminated."

CARRIED UNANIMOUSLY

4. FROM M1 MANUFACTURING DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (UTILIZING THE M5 LIGHT INDUSTRIAL DISTRICT USE GUIDELINES AND THE COMMUNITY PLAN GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 61, 1989" - BYLAW NO. 9268

Rezoning Reference #76/89

Portion of Lot 52, D.L. 70, Plan 65869, Portion of Lot 36, D.L. 70, Plan 46850, NWD

4519 and 4535 Canada Way

The purpose of the proposed rezoning bylaw amendment is to establish guidelines for the development of the subject Municipal lands in the Willingdon Green Executive Park.

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 4519 and 4535 Canada Way from M1 Manufacturing District and R5 Residential District to CD Comprehensive Development District (utilizing the M5 Light Industrial District use and 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 #76/89 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN NIKOLAI:
SECONDED BY ALDERMAN RANKIN:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:17 p.m.

Confirmed:

Certified Correct:

MAYOR



ADMINISTRATIVE OFFICER II

