

1990 DECEMBER 18

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1990 December 18 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Alderman D.P. Drummond
Alderman D.G. Evans
Alderman D.A. Lawson
Alderman L.A. Rankin

ABSENT: Alderman D.R. Corrigan
Alderman E. Nikolai
Alderman C. Redman
Alderman J. Young

STAFF: Mr. A.L. Parr, Director Planning and Building Inspection
Ms. M. Pasqua, Acting Administrative Officer II

The Public Hearing was called to order at 7:30 p.m.

1. FROM M2 GENERAL INDUSTRIAL DISTRICT AND P8 PARKING DISTRICT TO R1 RESIDENTIAL DISTRICT AND CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROPOSED R-1/M-5 DEVELOPMENT, WINSTON AT BRIGHTON", PREPARED BY URBAN DESIGN GROUP)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 64, 1990" - BYLAW NO. 9497

Rezoning Reference #40/90

Lots 32 & 33, D.L. 40, Plan 28710

3625 Brighton Street

The purpose of the proposed rezoning bylaw amendment is to permit the creation of eight residential lots for single-family residential development, the renovation of the existing industrial building for office/warehouse development and the construction of a new industrial building.

Mr. Michael Tham, Development Coordinator and Mr. Robert Lee, Vice President of Development, Pacific Canadian Investments, addressed Council as the owners of the subject property for rezoning. Mr. Tham requested Council's reconsideration of three rezoning prerequisites contained in the Director Planning and Building Inspection's report as follows:

1. The registration of a restrictive covenant protecting the 30 foot landscaped strip along Government Street. Mr. Tham proposed a total of 190 feet in buffer area but that no restrictive covenant be required in order to accommodate future considerations.
2. The filling of the entire site as part of the subdivision process. Mr. Tham was of the opinion that only one or two of the proposed sites would require land fill to bring them up to grade.
3. The undergrounding of all electrical, telephone and cable servicing throughout the development. Mr. Tham was of the understanding that existing servicing would be retained through renovation and rehabilitation and new servicing would be undergrounded. Mr. Tham advised that total undergrounding would place an undue hardship on the development.

Mrs. Ingeborg Raymer, 8431 Government Street addressed Council expressing her desire to see the retention of as many existing trees as possible on the site.

Mr. Brian Sherry, 8373 Government Street addressed Council for the purpose of enquiring about the affect on noise attenuation if the existing mature trees were removed and if the new homes would serve as a noise buffer.

Mr. Michael Tham, Development Coordinator for Pacific Canadian Investments again addressed Council to respond to an enquiry regarding the various types of existing trees on the subject site.

Council requested information from staff regarding the precise location of underground servicing on the subject site and how the undergrounding compares to Council's policy.

The Director Planning and Building Inspection undertook to provide this information to Council.

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 located at 3625 Brighton Street.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #40/90 be now terminated."

CARRIED UNANIMOUSLY

2. FROM R4 RESIDENTIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 65, 1990" - BYLAW NO. 9498

Rezoning Reference #51/90(a)

Lots 1, 2, 3, 4 & 5, D.L. 82, Plan 2438; Lots 1, 2, 3, 4, 5, 6 & 7, D.L. 32, Blk. 35, Plan 1916; and Lot C, D.L. 82, Blk. 19, Plan 311; Lot 41, D.L. 82, Plan 24175

5019/29/30/49/50/69/70/90/91; 5108/26/42/55 Bond Street; 5376 Forglen Drive

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 properties located at 5019/29/30/49/50/69/70/90/91; 5108/26/42/55 Bond Street; 5376 Forglen Drive.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #51/90(a) be now terminated."

CARRIED UNANIMOUSLY

3. FROM R2 RESIDENTIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 66, 1990" - BYLAW NO. 9499

Rezoning Reference #51/90(b)

Lot 22, D.L. 15, Plan 70115

9700 Broadway Avenue

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 located at 9700 Broadway Avenue.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #51/90(b) be now terminated."

CARRIED UNANIMOUSLY

4. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON R8
GUIDELINES) TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 67, 1990" - BYLAW NO. 9500

Rezoning Reference #51/90(c)

Lots 413 & 415, D.L. 87, Plan 51984

7709 & 7803 Burris Street

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 properties located at 7709 and 7803 Burris Street.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #51/90(c) be now terminated."

CARRIED UNANIMOUSLY

5. FROM A3 TRUCK GARDENING DISTRICT AND M2 GENERAL INDUSTRIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 68, 1990" - BYLAW NO. 9501

Rezoning Reference #51/90(d)

Lot 1, D.L. 162, Plan 71476; Lot Park, D.L. 162, Plan 54043

5825 Byrne Road and 8838 MacPherson Avenue

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 properties located at 5825 Byrne Road/8838 MacPherson Avenue.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #51/90(d) be now terminated."

CARRIED UNANIMOUSLY

6. FROM R2 RESIDENTIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 69, 1990" - BYLAW NO. 9502

Rezoning Reference #51/90(e)

Lot 3 Exc. Pl. 71915, D.L. 6, Plan 68479; Lots 45 & 46, D.L. 6, Plan 25843; Lot 1, D.L. 6, Plan 70945; Lot 2, D.L. 6, Blk 23, Plan 6991; Lot 1, D.L. 6, Plan 69548; West 75' of Lot 7, D.L. 6, Plan 4155; Lot 82, D.L. 6, Plan 64808

9375, 9423/43, Portion of 9523, 9661/87, 9723/53 Cameron Street

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 properties located at 9375, 9423/43, Portion of 9523, 9661/87, 9723/53 Cameron Street.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #51/90(e) be now terminated."

CARRIED UNANIMOUSLY

7. FROM M1 MANUFACTURING DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 70, 1990" - BYLAW NO. 9503

Rezoning Reference #51/90(f)

Lots 6, 7, 8, 9, 10, 11, 14, 15, 16, 17 N 1/2, 17 S 1/2, 18, 19,
20 & 21, Block 1, D.L. 206, Plan 1379

211/31/61/81/91, 325/65/85/95 Cliff Avenue S.; 260/90, 330/50/70/80
Invergarry Avenue

The purpose of the proposed rezoning bylaw amendment is to bring
the zoning of the subject municipally-owned properties into
conformance with their designated park use to permit the lands to
be used for park and public use purposes.

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 properties
located at 211/31/61/81/91, 325/65/85/95 Cliff Avenue S.; 260/90,
330/50/70/80 Invergarry Avenue.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #51/90(f) be
now terminated."

CARRIED UNANIMOUSLY

8. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT AND C3 GENERAL
COMMERCIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 71, 1990" - BYLAW NO. 9504

Rezoning Reference #51/90(g)

Pcl. 2, D.L. 95, Plan 60330

7255 Edmonds Street

The purpose of the proposed rezoning bylaw amendment is to bring
the zoning of the subject municipally-owned properties into
conformance with their designated park use to permit the lands to
be used for park and public use purposes.

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
located at 7255 Edmonds Street.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #51/90(g) be
now terminated."

CARRIED UNANIMOUSLY

9. FROM R5 RESIDENTIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 72, 1990" - BYLAW NO.9505

Rezoning Reference #51/90(h)

Lots 1 & 3, Blk. 20, D.L. 116, Plan 1236
4014/22 Frances Street

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 properties located at 4014/22 Frances Street.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #51/90(h) be now terminated."

CARRIED UNANIMOUSLY

10. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO P3 PARK AND PUBLIC
USE DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 73, 1990" - BYLAW NO. 9506

Rezoning Reference #51/90/(i)

Lot 95, D.L. 2, Plan 59680
9301 Government Street

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 located at 9301 Government Street.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #51/90(i) be now terminated."

CARRIED UNANIMOUSLY

11. FROM R5 RESIDENTIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 74, 1990" - BYLAW NO. 9507

Rezoning Reference #51/90(j)

Lot 11, D.L. 28, Plan 1716

7793 Graham Avenue

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 located at 7793 Graham Avenue.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #51/90(j) be now terminated."

CARRIED UNANIMOUSLY

12. FROM R4 RESIDENTIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 75, 1990" - BYLAW NO. 9508

Rezoning Reference #51/90(k)

Lot 1, D.L. 132, Plan 62661

Portion of 6925 Halifax Street

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 portion of 6925 Halifax Street.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #51/90(k) be now terminated."

CARRIED UNANIMOUSLY

13. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 76, 1990" - BYLAW NO. 9509

Rezoning Reference #51/90(1)

Lot B, D.L. 162, Plan 71700; Lot 177/78/79, D.L. 165, Plan 1050;
Lot B, D.L. 165, Plan 75884

4997 Harrow Street; 7225/45/60/65 Mandeville Avenue

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 properties located at 4997 Harrow Street; 7225/45/60/65 Mandeville Avenue.

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

MOVED BY ALDERMAN LAWSON;
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #51/90(1) be now terminated."

CARRIED UNANIMOUSLY

14. FROM R4 RESIDENTIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 77, 1990" - BYLAW NO. 9510

Rezoning Reference #51/90(m)

Lots 32 & 33, D.L. 93, Plan 1127

6011 & 6037 Kisbey Avenue

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 properties located at 6011 and 6037 Kisbey Avenue.

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

MOVED BY ALDERMAN DRUMMOND;
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #51/90(m) be now terminated."

CARRIED UNANIMOUSLY

15. FROM R2 RESIDENTIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 78, 1990" - BYLAW NO. 9511

Rezoning Reference #51/90(n)

Pcl. A EP. 7800, Exc. Pl. 21491, D.L. 175, Blk. 2, Plan 3668
3789 Marine Drive

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

A letter dated 1990 December 11 was received from S.B. and P. Prasad, 3748 S.E. Marine Drive expressing support for the subject 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 located at 3789 Marine Drive.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #51/90(n) be now terminated."

CARRIED UNANIMOUSLY

16. FROM R5 RESIDENTIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 79, 1990" - BYLAW NO. 9512

Rezoning Reference #51/90(o)

Lot 1, D.L. 30, Plan 70703
7087 Ramsay Avenue

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

A letter dated 1990 December was received from D. Beaudin, Administrator of the New Vista Society advising that the Society did not have any concerns regarding the subject 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 located at 7087 Ramsay Avenue.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #51/90(o) be now terminated."

CARRIED UNANIMOUSLY

17. FROM R1 RESIDENTIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 80, 1990" - BYLAW NO. 9513

Rezoning Reference #51/90(p)

Lot 397, D.L. 86, Plan 58102

7465 Whelen Court

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

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 located at 7465 Whelen Court.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #51/90(p) be now terminated."

CARRIED UNANIMOUSLY

18. FROM R5 RESIDENTIAL DISTRICT TO P3 PARK AND PUBLIC USE DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 81, 1990" - BYLAW NO. 9514

Rezoning Reference #51/90(q)

Lots 15, 16, 17, 18, 19 & 20, D.Ls. 151/153, Plan 1263

6267/79/91, 6305/15/27 Willingdon Avenue S.

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

A letter dated 1990 December 10 was received from Lucy and Ronald Bracewell, 4350 Beresford Street, Burnaby advising of their support for the subject rezoning application.

A letter dated 1990 December 10 was received from Mrs. Joyce E. Rivall, 104-4371 Mayberry Street, Burnaby advising of her support for the subject 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 properties located at 6267/79/91, 6305/15/27 Willingdon Avenue S.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #51/90(q) be now terminated."

CARRIED UNANIMOUSLY

19. FROM R4 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY AND COMMUNITY PLAN SEVEN GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 82, 1990" - BYLAW NO. 9515

Rezoning Reference #53/90

Lot 300, D.L. 135, Plan 42113

7285 Kitchener Street

The purpose of the proposed rezoning bylaw amendment is to establish community plan guidelines for development of non-profit housing on the subject site.

A letter dated 1990 December 10 was received from Mrs. Y.L. Greig, 7260 Kitchener Street, Burnaby expressing opposition to the subject rezoning application. Mrs. Greig, on behalf of her neighbours suggested a counter proposal which would see the 1.948 acre site groomed as a "forest preserve park" to maintain its current ecological and environmental integrity. The correspondents referred to the number of condominium and townhouse developments in the area, the increased rate of vandalism and crime coincidental with increased number of residents in the area, an increased traffic flow and parking problems, and overcrowding of the local elementary school (Lochdale Community School).

Ms. Yvonne Greig, 7260 Kitchener Street, Burnaby addressed Council and spoke in opposition to the development of additional housing on the subject site. Ms. Greig read from a prepared brief which is on file in the Clerk's Department.

In concluding, Ms. Greig presented a 296 signature petition from area residents opposing the rezoning application which reads as follows:

"We the undersigned, submit this petition to the Council of the District of Burnaby in protest to the proposed application to rezone Lot 300, Plan 42113, D.L. 135, from R4 Residential District, to CD Comprehensive Development District (based on RM1 Multiple Family Residential Use and Density and Community Plan 7 guidelines); and submit a formal counter proposal that this 1.948-acre site be groomed as a "forest preserve park" to maintain its ecological & environmental integrity."

Mrs. Andrea Penfold, 71 - 7455 Woodbrook Place, Burnaby addressed Council advising she was a long term resident of assisted housing and was of the opinion that additional housing is desperately needed, rather than another church as had been originally proposed for the subject site.

Ms. Karen Morcke, 1730 Sherlock Avenue, Burnaby addressed Council in opposition to the rezoning application and suggested the subject property be preserved as forest.

Mrs. Clementina Castela, 1451 Augusta Avenue, Burnaby addressed Council in opposition to any further housing development in the neighbourhood. Mrs. Castela felt the children needed more room to play and therefore recommended the subject property be used for park purposes.

Mrs. Raymond Lalonde, 7241 Kitchener Street, Burnaby addressed Council referring to properties in the area which are designated for future park development and enquired how far into the future the park would become a reality. Mr. Lalonde suggested that the subject property be designated for park purposes now to meet the current needs of the neighbourhood.

Mr. Frank Scigliano, 1519 Augusta Avenue, Burnaby addressed Council opposing the proposed rezoning of the subject property. In referring to future park development, Mr. Scigliano questioned why the Municipality would purchase property for park purposes when the subject property is currently available to meet the recreational needs of the local residents. The speaker also expressed concern regarding parking congestion in the area.

Mrs. Mary Vaneck, 1596 August Avenue, Burnaby addressed Council in opposition to the proposed rezoning and recommending the subject property be preserved in its present state. Mrs. Vaneck sited increased parking congestion, vandalism, and litter as her reasons for opposing the rezoning.

Mr. Frank Palmieri, 1390 Duthie Avenue, Burnaby addressed Council expressing his opposition to the rezoning application. The speaker was of the opinion that there was too much development in the area already and that the local school was already very overcrowded to the point where six portable classrooms are being used.

Mr. John Fernandez, 1320 Duthie Avenue, Burnaby addressed Council recommending the subject property be used for park purposes rather than additional housing.

Ms. Anne Ratelich, 1431 August Avenue, Burnaby addressed Council enquiring as to the proposed design of the proposed housing complex and requested that as many mature trees as possible be retained to keep the air clean.

The Director Planning and Building Inspection responded to the speaker's enquiry by advising that completion of development requires a two-stage process. The subject rezoning relates to the actual rezoning of the property. Proposals for non-profit development would then be submitted which would also be required to follow the Public Hearing process.

Ms. Roenna Chow, 1525 Hatton Avenue, Burnaby addressed Council in opposition to the rezoning proposed. Ms. Chow recommended the subject land be designated for park purposes.

Mr. Tony Dibiasi, 1530 Hatton Avenue, Burnaby addressed council in opposition to the rezoning application. The speaker recommended the subject property be designated for park purposes.

Ms. Sandra Porter, 7241 Kitchener Street, Burnaby addressed Council in opposition to the rezoning application. Ms. Porter recommended the subject property be designated for park purposes. Concern was also expressed regarding current over-crowding at Lochdale Elementary School.

Mrs. Christine Barnard, 1242 Augusta Avenue addressed Council stating that, due to all of the housing development in the area, the wildlife the residents once enjoyed has disappeared. Mrs. Barnard advised she did not support the rezoning proposal, but rather requested that the land be designated for park purposes.

Ms. Deborah Cleveland, 1545 Augusta Avenue, Burnaby addressed Council advising that the neighbourhood could not handle any additional traffic generated from another housing complex. Ms. Cleveland recommended the subject land be designated for park purposes.

Mr. David Ratlich, 1431 August Avenue, Burnaby addressed Council in opposition to the rezoning proposal.

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 located at 7285 Kitchener Street.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #53/90 be now terminated."

CARRIED UNANIMOUSLY

20. FROM P6 REGIONAL INSTITUTIONAL DISTRICT TO P2 ADMINISTRATION AND ASSEMBLY DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 83, 1990" - BYLAW NO. 9516

Rezoning Reference #57/90

Portion of Lot 126, D.L. 68, Plan 52312

Portion of 3880 Ingleton Avenue S.

The purpose of the proposed rezoning bylaw amendment is to permit the development of a cellular communications facility on the roof of Burnaby General Hospital.

A letter and petition containing 42 signatures was received from Gilbert P. Porter, 4080 Kincaid Street, Burnaby in opposition to the rezoning proposal.

The wording of the petition is contained hereunder:

"The undersigned residents of the Burnaby Hospital Area hereby petition against the proposed rezoning application by Rogers Cantel Ltd.

We consider the present commercial antenna array comprising four (4) Towers is quite obtrusive and unsightly. They were evidently erected without any input from the neighbourhood and without consultation with the Municipality.

Accordingly, we consider a further antenna installation comprising a 25 ft. Tower plus a 12 ft. x 24 ft. Equipment Shed would certainly increase the unsightly roofline and create further visual and environmental impact. We feel that Commercial Antenna Installations have no place in a residential neighbourhood.

We would request the members of Council give due consideration to our concerns and do not approve this rezoning application."

A letter dated 1990 December 10 was received from Linda G. Walsh, 4062 Nithsdale Street, Burnaby, B.C. requesting Council defer its decision on the subject rezoning application pending further review of the impact that the proposed radio transmission tower would have on the neighbourhood.

Mr. Mike McAuliffe, Real Estate Analyst and Mr. Keith Mosher, Director of Engineering, Rogers Cantel Inc. appeared before Council as the applicants for the subject rezoning. Mr. McAuliffe expressed his company's desire to work together with Burnaby in making the transmission equipment atop Burnaby Hospital more aesthetically pleasing. The proposed cellular communications facility will consist of one structure and will replace the three structures which are currently observed on the roof of the hospital.

In response to a request from Council, Mr. McAuliffe undertook to contact those residents who had expressed their opposition to the rezoning proposal and provide them with the details of the rezoning proposal.

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 portion of 3880 Ingleton Avenue S.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #57/90 be now terminated."

CARRIED UNANIMOUSLY

21. FROM P2 ADMINISTRATION AND ASSEMBLY DISTRICT, P3 PARK AND PUBLIC USE DISTRICT, R5 RESIDENTIAL DISTRICT AND M1 MANUFACTURING DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE P3 PARK AND PUBLIC USE DISTRICT AS A GUIDELINE, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BURNABY SOUTH 2000 SECONDARY SCHOOL" PREPARED BY HOWARD/YANO ARCHITECTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 84, 1990" - BYLAW NO. 9517

Rezoning Reference #59/90

Lot 74, D.L. 98, Plan 29631; Lot 73, D.L. 98, Plan 29631; Lot 8, D.L. 98, Plan 10835; Portion of Lot 86, D.L. 98, Plan 40572

5455, 5485 Rumble Street; 5250 Sidley Street; Portion of 7325 MacPherson Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the development of a secondary school with attendant field facilities in an integrated manner with an abutting park 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 the properties located at 5455, 5485 Rumble Street; 5250 Sidley Street; Portion of 7325 MacPherson Avenue.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #59/90 be now terminated."

CARRIED UNANIMOUSLY

22. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED UPON THE DISCOVERY PARKS COMMUNITY PLAN AS A GUIDELINE AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "MACMILLAN BLOEDEL WEST PARKING LOT" PREPARED BY DURANTE AND PARTNERS LANDSCAPE ARCHITECTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 85, 1990" - BYLAW NO. 9518

Rezoning Reference #60/90

Pcl. 1, D.L. 71, Grp. 1, NWD Plan 70812

4225 Kincaid Street

The purpose of the proposed rezoning bylaw amendment is to construct a new surface parking area on the north and west side of the existing 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 located at 4225 Kincaid Street.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #60/90 be now terminated."

CARRIED UNANIMOUSLY

23. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "ROYAL OAK COLLEGE ADDITION" PREPARED BY TOMIZO YAMAMOTO ARCHITECTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 86, 1990" - BYLAW NO. 9519

Rezoning Reference #62/90

Lot 1, D.L. 72, Plan 78056

4551 Wayburne Drive

The purpose of the proposed rezoning bylaw amendment is to accommodate an addition to the existing private college.

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 located at 4551 Wayburne Drive.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #62/90 be now terminated."

CARRIED UNANIMOUSLY

24. FROM RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "6537 - 6549 ROYAL OAK AVENUE, BURNABY, B.C.", PREPARED BY TOMIZO YAMAMOTO ARCHITECTS "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 87, 1990" - BYLAW NO. 9520

Rezoning Reference #63/90

Lots 27/28/29/30, Blk. 2, D.L. 152, Plan 1209
6537 and 6549 Royal Oak Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey 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 properties located at 6537/6549 Royal Oak Avenue.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #63/90 be now terminated."

CARRIED UNANIMOUSLY

25. FROM M3 HEAVY INDUSTRIAL DISTRICT TO A2 SMALL HOLDINGS DISTRICT "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 88, 1990" - BYLAW NO. 9521

Rezoning Reference #64/90

Lot 7 exc: Part on Statutory Right-of-Way Plan 68847; Northerly 76 ft. of Lot 8 exc: Part on Statutory Right-of-Way Plan 68847; and Lot 8 exc: Firstly Northerly 76 ft., Secondly Part on Statutory Right-of-Way Plan 68847; all of Grp. 1, NWD, Plan 1034

6148/78 Thorne Avenue; 8167 Willard Street

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject properties into conformance with the adopted Big Bend Development Plan and the Official Community Plan.

A memorandum dated 1990 December 17 was received from the Deputy

Municipal Clerk advising that an error had been made on the letters which were sent to abutting owners for this rezoning application. The purpose of the rezoning had been incorrectly stated.

An undated letter was received from Bagigo and Gumersinda Sardjoao, 5971 Wallace Road, Richmond, B.C. owners of the property located at 8072 Willard Street, Burnaby, stating their support for 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 properties located at 6148/78 Thorne Avenue; 8167 Willard Street.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #64/90 be withdrawn and rescheduled for the 1991 January 29 Public Hearing."

CARRIED UNANIMOUSLY

26. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, P2 GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, P2 GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "SHERATON INN" PREPARED BY BING THOM ARCHITECTS)

BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 89, 1990" - BYLAW NO. 9522

Rezoning Reference #37/90

Lot "A" Exc. East 569.25 ft., D.L. 70, Grp. 1, NWD, Plan 9892; W 1/2 Lot 10 Exc. part on Plan 26625, D.L. 70, Grp. 1, NWD, Plan 3216

4320 and 4331 Dominion Street

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new building with 120 hotel rooms, fitness club, lounge and related changes to the existing hotel buildings.

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 properties located at 4320 and 4331 Dominion Street.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #37/90 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN EVANS:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:34 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER