

1990 FEBRUARY 20

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1990 February 20 at 7:30 p.m.

PRESENT: Acting Mayor J.M. Sawicki, (In the Chair)
Alderman R.G. Begin
Alderman D.R. Corrigan (Arrived 8:04 p.m.)
Alderman D.P. Drummond
Alderman E. Nikolai
Alderman F.G. Randall (Arrived 7:45 p.m.)
Alderman L.A. Rankin (Arrived 7:50 p.m.)
Alderman J. Young

ABSENT: Mayor W.J. Copeland

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 7:40 p.m.

1. FROM M2 GENERAL INDUSTRIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED UPON THE M5 LIGHT INDUSTRIAL DISTRICT AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES AND SELECTED M2 GENERAL INDUSTRIAL DISTRICT USES)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 1990" - BYLAW NO. 9340

Rezoning Reference #53/89

D.L. 161, Lot A Exc. Part Highway Statutory Right-of-Way Plan
66149, Plan 12611, Lot B, Plan 12611

8700 and 8790 Boundary Road

The purpose of the proposed rezoning bylaw amendment is to permit the development of a mixed use industrial, commercial and office project.

Tom Thompson, Architect, 210 - 18 Gostick Place, North Vancouver, addressed the members of Council and provided an overview of the proposed development on the property.

** Alderman Randall entered the Council Chamber at 7:45 p.m. and took his place at the Council table.

** Alderman Rankin entered the Council Chamber at 7:50 p.m. and took his place at the Council table.

In response to a query from a member of Council, staff agreed to review the public transit and pedestrian movement (sidewalks) in the area.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #53/89 be now terminated."

CARRIED UNANIMOUSLY

2. 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. 7, 1990" - BYLAW NO. 9341

Rezoning Reference #93/89

Lot 53, Plan 65869, D.L. 73, Grp. 1, NWD
4545 Canada Way

The purpose of the proposed rezoning bylaw amendment is to establish zoning guidelines for the sale and development of the subject Municipal land.

A letter dated 1990 February 19 was received from Walter Watkins, Director, Physical Plant, British Columbia Institute of Technology, 3700 Willingdon Avenue, Burnaby, B.C., V5G 3H2 in opposition to the rezoning application.

No one appeared in connection with this rezoning application.

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 #93/89 be now terminated."

CARRIED UNANIMOUSLY

3. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, R1 AND P1 USE AND DENSITY) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C1, R1, RM2 AND P1 USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 8, 1990" - BYLAW NO. 9342

Rezoning Reference #96/89

D.L.'s 143 and 148, Strata Lot 35, NW 2175

8601 Forest Grove Drive

The purpose of the proposed rezoning bylaw amendment is to permit conversion of second floor commercial space into two apartments.

A letter dated 1990 February 19 was received from Theresa Sharp, 64 - 9000 Ash Grove Crescent, Burnaby, B.C., V5A 4M5 in opposition to the rezoning application.

No one appeared in connection with this rezoning application.

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 #96/89 be now terminated."

CARRIED UNANIMOUSLY

4. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CARIBOO COMMUNITY PLAN GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CARIBOO COMMUNITY PLAN GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 9, 1990" - BYLAW NO. 9343

Rezoning Reference #97/89

Lot 2, D.L. 13, Plan 81254

7465 Mulberry Place

The purpose of the proposed rezoning bylaw amendment is to provide for the construction of 50 townhouse units.

A letter dated 1990 February 13 was received from Michael Cox, Vice President, Oberto Oberti Inc., 300 - 1445 West Georgia Street, Vancouver, responding to Council's concerns in this regard.

Michael Cox, Vice President, Oberto Oberti Inc., 300 - 1445 West Georgia Street, Vancouver, addressed the members of Council and verbally responded to Council's concerns in this regard.

** Alderman Corrigan entered the Council Chamber at 8:04 p.m. and took his place at the Council table.

** Alderman Rankin retired from the Council Chamber at 8:04 p.m.

Andrew Moolin, 4935 Clinton Street, addressed the members of Council and advised that he was the landscape architect for this proposal and provided an overview of the proposed landscaping plan for this development.

Carol Rudd, 9031 Briar Road, addressed the members of Council in opposition to the rezoning application. The speaker expressed concern with respect to the proposed development increasing traffic problems in the area and the difficulty experienced in crossing Cariboo Road.

Alderman Young suggested that the traffic concerns of the delegation be referred to the Traffic Division of the Traffic and Transportation Committee of Council.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #97/89 be now terminated."

CARRIED UNANIMOUSLY

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CARIBOO COMMUNITY PLAN GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CARIBOO COMMUNITY PLAN GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 10, 1990" - BYLAW NO. 9344

Rezoning Reference #98/89

Lot 5, D.L. 13, Plan 81254

8868 - 16th Avenue

The purpose of the proposed rezoning bylaw amendment is to provide for the construction of 62 townhouse units.

A letter dated 1990 February 13 was received from Michael Cox, Vice President, Oberto Oberti Inc., 300 - 1445 West Georgia Street, Vancouver, responding to Council's concerns in this regard.

Michael Cox, Vice President, Oberto Oberti Inc., 300 - 1445 West Georgia Street, Vancouver, addressed the members of Council and provided an overview of the proposed development.

Andrew Moolin, 4935 Clinton Street, addressed the members of Council and advised that he is the landscape architect for the proposed development and provided the highlights of the proposed landscape plan for this development.

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 #98/89 be now terminated."

CARRIED UNANIMOUSLY

6. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 11, 1990" - BYLAW NO. 9345

Rezoning Reference #101/89

Lots 1 and 2, D.L. 95, Plan 6000

6945 and 6967 - 21st Avenue

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

No one appeared in connection with this rezoning application.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #101/89 be now terminated."

CARRIED UNANIMOUSLY

7. FROM M1 MANUFACTURING DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 12, 1990" - BYLAW NO. 9346

Rezoning Reference #73/88

Lot 82, D.L. 98, Plan 34549, Grp. 1, NWD

7170 Antrim Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the construction of three low-rise apartment buildings.

No one appeared in connection with this rezoning application.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #73/88 be now terminated."

CARRIED UNANIMOUSLY

8. FROM R5 RESIDENTIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 13, 1990" - BYLAW NO. 9347

Rezoning Reference #86/89

Lots 5, 7, and 14, D.L. 153, Plan 8362; Lots 6, 12 and 13, D.L.'s 151 and 153, Plan 8362; Lot 37, D.L. 153, Plan 1768; Lots 35 and 36, D.L. 153, Plan 7688; Pcl. C (Exp. Plan 22679) of Lots 10 and 11, D.L.'s 151 and 153, Plan 8362; Westerly 86.5 ft. Lot B, D.L. 153 having a frontage of 86.5 ft. on Hazel Street adjoining south boundary of said Lot B and adjoining the westerly boundary of said Lot B, Plan 4091; Lot B exc. the westerly 86.5 ft. having a frontage of 86.5 ft. on Hazel Street (adjoining south boundary of said Lot) and adjoining the westerly boundary of the said Lot, D.L. 153, Grp. 1, Plan 4091; Pcl. B (64408E) Lot 26, D.L. 153, Plan 1768; Pcl. A (41538C) Lots 26 and 27, D.L. 153, Plan 1768; Lot 86, D.L. 153, Plan 31986

4626/34/44/52/58/66 Grange Street; 4617/31/37/43/53/65/73/85 Hazel Street; 6035 Sussex Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of two high-rise apartments.

An undated petition was received containing 24 signatures of abutting residents in support of the rezoning application. The text of the petition reads as follows:

"SUSSEX, HAZEL & GRANGE ST.
APARTMENT - CONDOMINIUM HOUSING PROJECT
RZ. REF. #86/89

I/We the undersigned property owner/resident at listed address neighbouring above mentioned project, have reviewed Architects's drawings showing a 17 and 20 storey building and are in support of Architect's rezoning submission. We understand that the submission conforms to approved Metrotown core development guidelines and we favour the unobstructed openness of the landscaped ground level plaza."

A letter dated 1990 February 19 was received from M.J. and D.F. Bruce, 4634 Grange Street, Burnaby, B.C., V5H 1P9 in support of the rezoning application.

A letter dated 1990 February 19 was received from Nick Podas, 4626 Grange Street, Burnaby, B.C., in support of the rezoning application.

Vern Delgatty, Architect, 4012 Carson Street, addressed the members of Council and advised that the proposed development plan conforms with the Community Plan guidelines for the Metrotown area. Mr. Delgatty went on to provide the highlights of the proposed development on this site.

In response to a query from a member of Council as to whether the developer had considered executing a Restrictive Covenant to ensure that the walkway on the site be retained as such, Mr. Delgatty advised that this matter would be pursued and he did not anticipate any problems in this regard.

Nick Podas, 4626 Grange Street, addressed the members of Council in support of the rezoning application.

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 #86/89 be now terminated."

CARRIED UNANIMOUSLY

9. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 14, 1990" - BYLAW NO. 9352

The purpose of the proposed rezoning bylaw amendment is to amend rezoning application fees.

No one appeared in connection with this text amendment.

There were no further submissions received in connection with the text amendment

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Bylaw No. 9352 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN CORRIGAN:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:42 p.m.

Confirmed:

Certified Correct:

John W. Sauchie
ACTING MAYOR

D. D. Scott
ADMINISTRATIVE OFFICER II