

1990 MARCH 20

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

PRESENT: Mayor W.J. Copeland (In the Chair)
Alderman R.G. Begin
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman J.M. Sawicki
Alderman J. Young

ABSENT: Alderman D.R. Corrigan
Alderman D.P. Drummond
Alderman F.G. Randall

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 7:31 p.m.

1. FROM P5 COMMUNITY INSTITUTIONAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT USE AND DENSITY)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 15, 1990" - BYLAW NO. 9357

Rezoning Reference #65/89

Lot 1 Exc. Firstly: The North 33 ft., Secondly: Part Subdivided by Plan 49674, D.L. 136, Plan 6173; Lot 265, D.L. 136, Plan 49674

1800 and 1812 Duthie Avenue

The purpose of the proposed rezoning bylaw amendment is to permit the development of an institutional senior citizens' housing project/care facility on the site.

A letter dated 1990 March 12 was received from S. Roy and Elizabeth F. Ashcroft, 1851 Goleta Drive, Burnaby, B.C., V5A 1P6 in opposition to the rezoning application.

Ken Stinson, 21648 - 6th Avenue, Langley, addressed the members of Council and advised that he was representing the Swedish Canadian Rest Home and Manor, Beaconcare Management Inc. and Professional Management Consultants Ltd. who are the applicants of this rezoning application.

** Alderman Begin departed from the Council Chamber at 7:38 p.m.

The speaker advised that he was present this evening to answer any questions that members of Council may have with respect to the rezoning application.

S. Roy Ashcroft, 1851 Goleta Drive, addressed the members of Council and advised that the property could be more efficiently utilized if the Manor were relocated such that it paralleled Halifax Street which would allow all residents of Montecito 2000 to retain the views which they presently enjoy. The speaker was of the opinion that if the Manor is to remain in the proposed location that the building only be a two storey structure with a flat roof.

In conclusion, the speaker submitted a written submission proposing three options for development on the property and also expressing opposition to the rezoning application.

Edwin Hawkinson, President, Swedish Canadian Rest Home and Manor, addressed the members of Council in support of the rezoning application which will allow Seniors from the area an opportunity to own and reside in the Manor if they so choose.

Walter A. Steininger, Administrator, Swedish Canadian Rest Home and Manor, 2706 Wyat Place, North Vancouver, B.C., addressed the members of Council and advised that the Rest Home and Manor will be licensed for personal care and be of benefit in meeting the needs of the seniors residing on this site.

In conclusion, Mr. Steininger advised that he fully supports the rezoning application.

John J. Bailey, 1805 Goleta Drive, addressed the members of Council and queried whether the developer is proposing to remove the existing Cottonwood trees on this site and adjacent to 1805 Goleta Drive.

Harry H. Pallen, 1940 Duthie Avenue, addressed the members of Council and queried as to the location of the proposed garden plots on the site and what provision for landscaping has been made between the proposed development and Mr. Pallen's property at 1940 Duthie Avenue.

David B. Winteringham, 6565 Parkdale Drive, addressed the members of Council and advised that he fully supports the rezoning application.

Helga Hartley, 7221 Union Street, addressed the members of Council in support of the 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 1800 and 1812 Duthie Avenue from P5 Community Institutional District to C1 Comprehensive Development District (based on P5 Community Institutional District use and density).

Arising out of the discussion with respect to Bylaw No. 9357, Rezoning Reference #65/89, the Advisory Planning Commission adopted the following motion:

"THAT Council review the loss of recreational green space on the site and what is proposed to replace the existing recreational green space used by seniors on this site."

In response to the above mentioned motion made by the Advisory Planning Commission, the Director Planning and Building Inspection prepared a report regarding Rezoning Reference #65/89, Recreational Green Space Within the Development which reads as follows:

"On 1990 March 15, the Advisory Planning Commission passed a motion arising out of consideration of the subject rezoning bylaw, requesting that Council review the loss of recreational green space on the Duthie/Halifax site and inquiring on what is proposed to replace the existing green space used by seniors on this site. The following information is provided in response to this question.

The submitted Comprehensive Development Plan includes a Landscape Concept Plan showing the proposed development of the site, including an open grass activity court, benches, retention of existing planting wherever possible, and introduction of additional tree and shrub planting throughout the site.

The primary recreational green space is the activity area mentioned above, which provides a central common open space within the cluster of buildings and adjacent the existing building wing that is to be renovated as an auditorium. This open space occupies an area of about 0.52 acres (22,590 sq. ft.), and contains a large grassed picnic/gathering area, a curvilinear walk linking to other walkways within the site, bench seating at various locations, the shuffleboard court, and a variety of shade and ornamental plantings.

The existing garden plots along the south property line will be retained for use by the residents, and provision is made for the addition of up to 14 more garden plots in the same vicinity.

Finally, there are individual lawn areas and planting areas associated with each of the buildings in the complex and a network of pedestrian pathways throughout the site including additional benches and seating areas.

This is for the information of Council."

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #65/89 be now terminated."

CARRIED UNANIMOUSLY

2. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 16, 1990" - BYLAW NO. 9358

Rezoning Reference #59/89

Lots 8, 9 and 10, D.L. 53, Plan 3037

7182, 7188, 7194 Stride Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise multi-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 7182, 7188, 7194 Stride Avenue from R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #59/89 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 9:05 p.m.

Confirmed:

Certified Correct:

MAYOR

ADMINISTRATIVE OFFICER II