

1990 JANUARY 23

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1990 January 23 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)

Alderman R.G. Begin  
Alderman D.R. Corrigan  
Alderman F.G. Randall  
Alderman L.A. Rankin  
Alderman J. Young

ABSENT: Alderman D.P. Drummond  
Alderman E. Nikolai  
Alderman J.M. Sawicki

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 7:36 p.m.

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 83, 1989" - BYLAW NO. 9322

The purpose of the proposed rezoning bylaw amendment is to add animal hospitals as a permitted use in the C2 Community Commercial District, to delete animal clinics from the Zoning Bylaw and to clarify the definition of animal hospitals.

Celeste Redman, 4136 Eton Street, addressed the Members of Council and advised that she was representing the Advisory Planning Commission. With respect to the proposed Text Amendment, the speaker stated that the Bylaw only refers to healthy animals and does not make any provision for the care or treatment of exotic animals. If the treatment of dogs in an area which abuts a residential neighbourhood is a problem, the speaker suggested that consideration be given to amending the Bylaw to prohibit the boarding of healthy dogs where an animal hospital/clinic is located in close proximity to a residential area.

In conclusion, the speaker suggested that the Bylaw be clarified to refer only to dogs if in fact dogs are perceived to be the problem.

The Advisory Planning Commission wish to advise Council that following its consideration of this matter, 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 all references referring to boarding of animals be deleted from Burnaby Zoning Bylaw 1965, Bylaw No. 4742."

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

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating Bylaw No. 9322 be now terminated."

CARRIED UNANIMOUSLY

2. FROM M2 GENERAL INDUSTRIAL DISTRICT TO CD COMPREHENSIVE  
DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL  
DISTRICT USE AND DENSITY) FOR THE PHASE I AND II PARCELS; AND P3  
PARK AND PUBLIC USE DISTRICT FOR THE PROPOSED MUNICIPAL PARCEL

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 84, 1989" - BYLAW NO. 9325

Rezoning Reference #67/89

Lot 3 Exc. Plan 22426, D.L. 160; Lot 4 Exc. Plans 22426 and 67388, D.L. 160; Lot 5, D.L. 160, Plan 992; Lot 6, D.L. 160, Plan 992; E 50' of Lot 2, D.L. 160, Plan 992, E 50' of Lot 7, D.L. 160, Plan 992

6770/6826 Rumble Street; 7671 Griffiths Avenue; 6771/6825/6855 Hart Street

The purpose of the proposed rezoning bylaw amendment is to provide for development of three three-storey apartment buildings in two phases.

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 6770/6826 Rumble Street, 7671 Griffiths Avenue and 6771/6825/6855 Hart Street from M2 General Industrial District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District Use and Density) for the Phase I and II parcels; and P3 Park and Public Use District for the proposed Municipal parcels.

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 #67/89 be now terminated."

CARRIED UNANIMOUSLY

3. 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. 85, 1989" - BYLAW NO. 9326

Rezoning Reference #92/89

Parcel "One" (Exp. Plan 13465), Lot G, D.L. 30, Plan 11071  
6984 Linden Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate a three-unit infill residential development.

A letter dated 1990 January 23 was received from Leslie Ho, Rosita Ho and Antonio Chen in opposition to the rezoning application.

Vicky Chen, part owner of 6950 Linden Avenue, addressed the members of Council and expressed concern that if the proposed rezoning application was approved, the proposed development on the site would not be compatible with existing development in the neighbourhood. The speaker suggested that the possibility of lot consolidation with 6950 Linden Avenue be pursued which, if feasible, would result in a more uniform development which would be compatible with existing development in the neighbourhood.

Suzan Wong, Architect, 3316 Kingsway, addressed the members of Council and advised that the design of the proposed residential development had been carefully chosen to ensure that it would be compatible with existing development in the area.

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 6984 Linden 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 BEGIN:  
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #92/89 be now terminated."

CARRIED UNANIMOUSLY

4. 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. 86, 1989" - BYLAW NO. 9327

Rezoning Reference #94/89

Lots 1, 2 and 3, Blk. 33, D.L. 53, Plan 3037; Portion of Lot 42, D.L. 95, Plan 1643; Lots 43 and 44, D.L. 95, Plan 1643

7107/13/19 Stride Avenue; Portion of 7119 - 16th Avenue; 7105/13 - 16th 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 7107/13/19 Stride Avenue, a portion of 7119 - 16th Avenue and 7105/13 - 16th 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 BEGIN:  
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #94/89 be now terminated."

CARRIED UNANIMOUSLY

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE DISCOVERY PARKS COMMUNITY PLAN - SFU SITE)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 1, 1990" - BYLAW NO. 9331

Rezoning Reference #52/89

Portion of Lot 145, D.L. 147, Plan 27774

SFU Discovery Parks Site Northwest of 8999 Nelson Way

The purpose of the proposed rezoning bylaw amendment is to permit an adjustment to the Discovery Parks Community Plan - SFU Site, and the development of a Multi-Tenant Research Facility in conformance with the adjusted Community Plan.

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 SFU Discovery Parks site northwest of 8999 Nelson Way from CD Comprehensive Development District to Amended CD Comprehensive Development District (based on the Discovery Parks Community Plan - SFU site).

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 #52/89 be now terminated."

CARRIED UNANIMOUSLY

6. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED UPON THE CARIBOO AREA COMMUNITY PLAN)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 2, 1990" - BYLAW NO. 9332

Rezoning Reference #57/89

Lot 3, D.L. 13, Plan 81254

7420 Mulberry Place

The purpose of the proposed rezoning bylaw amendment is to permit the development of a 65 unit townhouse complex.

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 7420 Mulberry Place from CD Comprehensive Development District to Amended CD Comprehensive Development District (based upon the Cariboo Area Community Plan).

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN BEGIN:

"THAT this Public Hearing relating to Rezoning Reference #57/89 be now terminated."

CARRIED UNANIMOUSLY

7. FROM R1 RESIDENTIAL DISTRICT TO R1a RESIDENTIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 3, 1990" - BYLAW NO. 9333

Rezoning Reference #83/89

Lot 189, D.L. 86, Plan 30019

7437 Burris Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

An undated letter was received from Ray and Ruth DeBrincat, 5816 Malvern Avenue, Burnaby, B.C., V5E 3E4 in support of the rezoning application.

A memo dated 1990 January 22 was received from the Director Planning and Building Inspection, the contents of which is contained hereunder:

"Re: Rezoning Reference #83/89  
7437 Burris Street

Item #7 on the 1990 January 23 Public Hearing agenda is an application to rezone the subject property from R1 Residential District to R1a Residential District.

Subsequent to the Director Planning and Building Inspection submitting a report to Council on this rezoning, the applicant has requested permission to increase the roof height by 5 feet over a 28 foot wide central portion of the house. This would result in a maximum building height of 26 feet. No change in the floor area is proposed. This change in height does not represent a significant change in the suitable plan of development.

In light of the fact that the purpose of rezoning to the R 'a' designation is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing residential zoning which is compatible with the neighbourhood, it is considered appropriate to inform Council and the public of the change in the suitable plan of development and the pertinent development statistics.

This is for the information of 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 at 7437 Burriss Street from R1 Residential District to R1a Residential District.

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 #83/89 be now terminated."

CARRIED UNANIMOUSLY

8. FROM R5 RESIDENTIAL DISTRICT AND R9 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 4, 1990" - BYLAW NO. 9334

Rezoning Reference #85/89

Pcl. 1, (Ref. Plan 753), Lot C, D.L. 98, Plan 2127; Pcl. 2 (Ref. Plan 754), Lot C, D.L. 98, Plan 2127; Pcl. 4 (Ex. Plan 801), Lot D, D.L. 98, Plan 2127; Pcl. 3 (Ref. Pl. 812 "A"), Lot D, D.L. 98, Plan 2127; Lots 121 and 122, D.L. 98, Plan 68417; Lot 1, D.L. 98, Plan 4688

7208/26/42 Royal Oak Avenue, 7241 Barrie Avenue, 5244/54/64 Victory Street

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

Neil Pelman, Architect, #102 - 1184 West 6th Avenue, Vancouver, addressed the members of Council and advised that he was present this evening to answer any questions with respect to 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 7208/26/42 Royal Oak Avenue, 7241 Barrie Avenue and 5244/54/64 Victory Street from R5 Residential District to R9 Residential District.

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

MOVED BY ALDERMAN BEGIN:  
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #85/89 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN YOUNG:

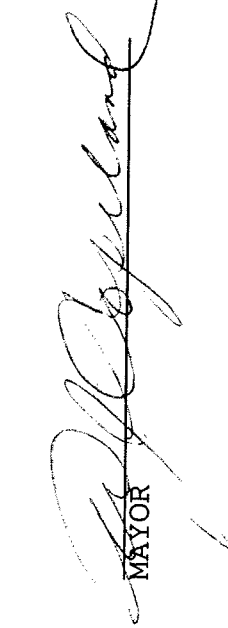
"THAT this Public Hearing (Zoning) do now adjourn."

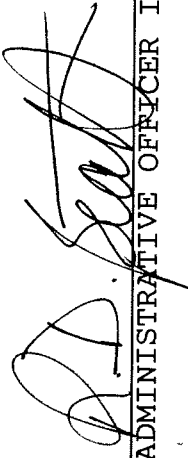
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:18 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER II