

1990 SEPTEMBER 25

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1990 September 25 at 7:30 p.m.

PRESENT:

Mayor W.J. Copeland, In the Chair  
Alderman R.G. Begin  
Alderman D.P. Drummond (Arrived 8:08 p.m.)  
Alderman E. Nikolai  
Alderman F.G. Randall  
Alderman L.A. Rankin  
Alderman J.M. Sawicki  
Alderman J. Young

ABSENT:

Alderman D.R. Corrigan

STAFF:

Mr. D.G. Stenson, Deputy Director Planning and  
Building Inspection  
Mrs. M. Pasqua, Administrative Officer

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

1. FROM P6 REGIONAL INSTITUTIONAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RMI AND GEORGE DERBY DEVELOPMENT PLAN GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 52, 1990" - BYLAW NO. 9454

Rezoning Reference #34/90

Lot 113, Plan 72024 and Lot 114, Plan 67883, Grp. 1 NWD, exc.  
First: the portions of the lots within the heavy outline of Ref. Plan 73155, which portions are now road; Second: the portion of Lot 113 containing 0.1571 hec. more or less, and shown as Pcl. "1" within the heavy outline of Ref. Plan certified by Richard Kadatz, B.C.L.S., dated 5th May, 1986 and marginally numbered (B) B.C. 1950; and Third: the portion of Lot 113 containing 169.2 square meters, more or less, and shown as Pcl. "2" within the heavy outline on Ref. Plan certified by Richard Kadatz, B.C.L.S., dated 29th of April 1986, and marginally numbered (B) B.C., 1948; ad contains and area of approximately 46.059 hectares.

7502 Cumberland Street

The purpose of the proposed rezoning bylaw amendment is to rezone the subject lands in conformance with the George Derby Lands Development Plan and to establish the major components of the development plan for the 43 acres residential area including the road network and general development guidelines and sub-areas.

Kate Hill, 8480 - 13th Avenue, Burnaby addressed Council and read from a prepared brief which is on file in the Municipal Clerk's Department. Ms. Hill advised that she resided near the George Derby lands and requested the rezoning application be withdrawn until such time as the Cariboo Heights area has been fully developed and the new Skytrain route decided upon.

The speaker elaborated on her concerns regarding the rezoning proposal in terms of land use, the traffic impact on the neighbourhood, preservation of parks for the neighbourhood, preservation of the urban forest and the impact of the new Skytrain routing.

In conclusion, Ms. Hill suggested that ownership of the George Derby Lands should be returned to the Municipality of Burnaby by the Federal Government and that proper planning and land use take precedence.

Elizabeth Elwood, 8134 - 14th Avenue, Burnaby addressed Council and read from a prepared brief which is on file in the Municipal Clerk's Department. Mrs. Elwood stated her disappointment with respect to the public input process which had taken place regarding development of the George Derby Lands and requested that the rezoning application be withdrawn and held in abeyance pending completion of the Cariboo Heights development.

Further, the speaker advised of the position of the East Burnaby Ratepayers' Association pertaining to the Stormont Connector, the development approach which has been taken in East Burnaby, the increased traffic, the loss of recreational land and environmental concerns.

Mrs. Elwood suggested that Burnaby Council pursue the following:

1. The return of the George Derby lands from the Federal Government so that decisions regarding land use can be made at the local level;
2. Consideration toward the option of using the George Derby lands to create a major park for East Burnaby;
3. Review the appropriateness of the Stormont Connector with a view to removing the route from the Transportation Plan.

Harvey Elder, President of the East Burnaby Ratepayers' Association, 8251 - 14th Avenue, Burnaby addressed Council requesting the rezoning application be put on hold until the Cariboo Heights development was completed. Mr. Elder expressed opposition to any development on the George Derby lands for reasons of increased noise and traffic levels, loss of green space and an increase in household waste.

Rodney Hiebert, 7757 Newcombe Street, Burnaby addressed Council in opposition to the rezoning application and requested that the character of the area be preserved and encouraged.

Alderman Drummond arrived at the Public Hearing at 8:08 p.m. and took his place at the Council table.

Orrest Moysiuk, 7931 Rosewood Street, Burnaby addressed Council advising of his opposition to development of the George Derby lands and the proposed Stormont Connector. Mr. Moysiuk requested that Council delay any plans for development until such time as an impact study is conducted.

Fay Tomlinson, 8651 Armstrong Avenue, Burnaby addressed Council requesting that the George Derby lands be preserved in its existing state and questioned what expense would be involved in terms of schools, roads, sewers, emergency services, etc. Ms. Tomlinson also stated that removal of trees will only intensify traffic noise and pollution.

Graham Mervin, 8342 - 17th Avenue, Burnaby, addressed Council and endorsed the comments of all previous speakers. Mr. Mervin wished to take a stand to preserve trees and oppose the Stormont Connector.

Janet Lim, 8248 - 18th Avenue, Burnaby addressed Council in opposition to the rezoning application, suggesting that the Cariboo development has already created a traffic disaster and that development of George Derby lands will only add to this situation.

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 7502 Cumberland Street (George Derby Lands).

Arising out of consideration of the rezoning application, the Advisory Planning Commission subsequently adopted the following resolution:

"THAT consideration be given to dividing the non profit family social housing component between two of the development sites."

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

MOVED BY ALDERMAN RANDALL:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #34/90 be  
ADJOURNED."

CARRIED UNANIMOUSLY

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1991 FEBRUARY 19

A RECONVENED Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1991 February 19 at 7:30 p.m.

PRESENT:

Mayor W.J. Copeland, In the Chair  
Alderman D.P. Drummond  
Alderman D. Evans  
Alderman D. Lawson  
Alderman E. Nikolai  
Alderman L.A. Rankin (Arrived 7:50 p.m.)  
Alderman C. Redman (Arrived 7:47 p.m)

ABSENT:

Alderman D.R. Corrigan  
Alderman J. Young

STAFF:

Mr. D.G. Stenson, Deputy Director Planning and  
Building Inspection  
Mrs. M. Pasqua, Administrative Officer  
Mr. Sid Cleave, Committee Secretary  
Mrs. Beverly Grieve, Long Range Planner

The Public Hearing (Zoning) regarding the George Derby Lands was  
RECONVENED at 7:31 p.m.

A letter dated 1991 February 18 was received from Scott and Barb Forrest, 2478 Panorama Crescent, Prince George, B.C., V2K 4B9 who are the owners the property located at 8424 - 17th Avenue, Burnaby. The writers expressed their opposition to the rezoning application because of its potential impact on the traffic flow on 17th Avenue, the destruction of the view of the forest and increased noise.

Mr. John Westwood representing Public Works Canada, 1166 Alberni Street, Vancouver addressed Council advising that discussions with respect to the George Derby Lands have been under way since 1976 and as a result of more recent negotiation with Burnaby officials, the current George Derby Plan was produced. It was the subject of public meetings in September, 1988 and was approved by Burnaby Council in December of 1989.

The plan provides for a park dedication of 69 acres, generous landscape buffers, pedestrian walkways, protection of water courses and adheres to Council's policy with respect to the provision of non market housing. Soil tests have been conducted to ensure that the proposed location of Municipal services will not create any environmental problems. In addition, a landscape architect has been commissioned to prepare an extensive study to locate and identify major trees and to take the appropriate measures for retention and protection.

The speaker concluded by requesting that Council give favourable consideration to this rezoning application.

Kate Hill, 8480 - 13th Avenue, Burnaby addressed Council and read from a prepared brief which is on file in the Municipal Clerk's Office. Further to her presentation made at the 1990 September 25 Public Hearing, Ms. Hill requested that the rezoning application be withdrawn and that the entire George Derby Plan be held in abeyance and reconsidered once the following issues have been resolved:

- Ownership of George Derby Lands
- Completion of the Cariboo Heights Area Development
- Traffic impact on the neighbourhood
- Adequate provision for parks in the neighbourhood
- Saving the urban forest.

Alderman Celest Redman arrived at the Public Hearing at 7:47 p.m. and took her place at the Council table.

Alderman Lee Rankin arrived at the Public Hearing at 7:50 p.m. and took his place at the Council table.

Elizabeth Elwood, 8134 - 14th Avenue, Burnaby addressed Council and advised that her original brief to the 1990 September Public Hearing was sent to Public Works Canada as requested by Council. Mrs. Elwood reminded Council of the strong consensus of area residents which was displayed at the 1990 September Public Hearing that no development be considered on the George Derby Lands and that Council consider these lands for a major park for the East Burnaby area.

In summarizing her comments, Mrs. Elwood requested

- (a) That Council request the applicant to withdraw the proposal and that if it is not withdrawn by Public Works Canada that Council defeat the bylaw.
- (b) That Council consider and withdraw its approval of the concept plan for the George Derby Lands.
- (c) That Council review the Burnaby Transportation Plan in light of today's traffic patterns and consider as part of that review the removal of the Stormont Connector.
- (d) That Council immediately reimbarc on the process of negotiating the return of the George Derby Lands from the Federal Government to Burnaby.
- (e) That no decisions be made on the use of the George Derby Lands until the Cariboo and 4th Street developments have been completed and that the impact can be realized by way of a study with regard to noise, traffic, air quality, loss of green space and household pollution entering the Burnaby Lake and Brunette system.
- (f) That a public input process for East Burnaby be established similar to the structure used for the Hastings Street Advisory Committee.
- (g) That Council seriously consider the concept of a major park and conservation space in East Burnaby and to add these lands to the Robert Burnaby Park for that purpose.

In response to an inquiry from Council as to whether or not Burnaby has approached the Federal Government requesting the return of the George Derby Lands to the Municipality, the Deputy Director Planning and Building Inspection advised that a former Council, some years ago, when redevelopment of the George Derby Hospital was proposed, filed a Lis Pendens on the title to the property. The Lis Pendens existed for many years on the property while the process of discussion and negotiation concerning the ultimate disposition of the land took place. Mr. Stenson advised that at the end of the process which involved the three levels of government, a land use plan was developed which was accepted and approved by all three levels of government. It was a land use plan that designated different sectors of the land for three particular purposes; for housing, park development and for road right-of-way. Once the Council of the day had been satisfied that the overall land use plan for the area was to their liking, the Lis Pendens was removed from the property. At this point in time, the Municipality does not have any legal claim filed against the property.

Mr. Harvey Elder, 8251 - 14th Avenue, Burnaby addressed Council advising that he was the President of the East Burnaby Ratpayers' Association. Mr. Elder requested that Council place the rezoning proposal for the George Derby Lands on hold until the following steps have been taken;

- (a) Construction of the Cariboo Heights and 4th Street developments have been completed
- (b) A study has been done on the impact of these developments with regard to noise, traffic, air quality, loss of green space and household pollution entering the Burnaby Lake and the Brunette River system.
- (c) Further public meetings have been held to review the results of this study.

In conclusion, Mr. Elder commented that he did not understand the urgency for the development of the George Derby Lands as the housing market is still in a slump and there are no public funds available for affordable housing.

Mr. Rodney Hiebert, 7757 Newcombe Street, Burnaby, addressed Council advising that there is an overwhelming majority of residents who are opposed to the development and that he currently enjoys the neighbourhood character, the peace and quiet and the availability of green space.

In conclusion, the speaker requested that Council reject the development plan.

Mr. Bill Morin, 8454 - 17th Avenue, Burnaby, addressed Council in opposition to the rezoning application. Mr. Morin advised that because major developments are going on all around the neighbourhood it is appropriate to hold this plan in abeyance until other developments have been completed.

Mr. Robert J. Arseneault, 8249 - 19th Avenue, Burnaby, addressed Council advising that he was opposed to the rezoning proposal.

Mr. Robert Townsend, 8448 - 17th Avenue, Burnaby, addressed Council and advised that he had built his home in 1954 and he had chosen the location because of the peacefulness of the neighbourhood and the fact that it was adjacent to green space. The speaker stated his opposition to the rezoning proposal and requested Council negotiate with the Federal Government for the return of the George Derby Lands to the Municipality.

Mr. Brian Lunt, President of the Burnaby-Lougheed Lions Society and residing at 1316 Eastern Avenue, Port Coquitlam, B.C., addressed members of Council and stressed the fact that there is a great demand for affordable housing in the Lower Mainland. Mr. Lunt felt confident that funding from both the Provincial and Federal Governments will be available for housing units in Burnaby and that the George Derby Lands present a potential for development of affordable housing. The site that is currently being considered is known as Site C which would consist of 68 units of affordable housing and for comparison purposes, there are currently 65 newly developed affordable housing units in the Cariboo Heights development. Mr. Lunt concluded his comments by advising that he was in support of the rezoning application not only because of the housing component but also because of the allocation of park space.

Mr. Randall T. Milne, 8254 - 17th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning proposal and encouraged everyone present at the Public Hearing to come forward and advise Council of their opposition.

Ole Johnson, 7628 - 2nd Street, Burnaby, addressed Council advising of his opposition to the proposed rezoning.

Georgie Cole, 7275 Newcombe Street, Burnaby, addressed Council advising of her opposition to the rezoning proposal.

Franca Bertoncini, 8135 - 13th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning application.

Barbara E. Brunton, 8275 - 19th Avenue, Burnaby, addressed Council and advised of her opposition to the rezoning proposal. Ms. Brunton also felt that developments in the area would have a negative impact on the local school system.

Albert F. Cote, 8262 Wedgewood Street, Burnaby, addressed Council stating that he was opposed to the rezoning application.

Elsie May Morin, 8454 - 17th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning application.

Kathleen Townsend, 8448 -17th Avenue, Burnaby, addressed Council and advised of her opposition to the rezoning application.

Mary Rozankoski, 7725 Newcombe Street, Burnaby, addressed Council advising of her opposition to the rezoning application.

Helen Maggs, 8154 - 16th Avenue, Burnaby, addressed members of Council and advised of her opposition to the rezoning proposal.

Maria Olthoff, 8150 -18th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning proposal.

Robert Rozankoski, 7725 Newcombe Street, Burnaby, addressed members of Council and advised of his opposition to the rezoning proposal.

Norman G. Root, 8443 - 14th Avenue, Burnaby, addressed members of Council in opposition to the rezoning application and advised that a decision on this matter could possibly require a referendum for the taxpayers in the area.

Kate Hill, 8480 - 13th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning application and advised that originally the land had been expropriated for a health and occupational centre and the Federal Government now have that health and occupational centre occupying 29 acres of the George Derby Site. Ms. Hill requested that Council negotiate for the return of the lands to Burnaby and that the lands then be rezoned for park purposes.

Irene Walker, 8231 - 18th Avenue, Burnaby, addressed Council in opposition to the rezoning proposal.

Nan Blackmore, 8468 - 17th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning application.

Hugh McNeill, 8132 - 19th Avenue, Burnaby, addressed members of Council advising of his opposition to the rezoning proposal.

William Stockley, 8480 - 17th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning proposal.

Antonio Pizzin, 7766 Newcombe Street, Burnaby, addressed Council advising of his opposition to the rezoning proposal.

Greg Lott, 8295 - 12th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning proposal.

Grace Coupar, 7955 - 17th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning proposal. Ms. Coupar hoped that the George Derby Lands could be rezoned for park purposes.

Patricia Mudie, 8254 - 17th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning proposal.

Mrs. L. Schnegg, 8481 - 13th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning proposal.

Neval Curie, 8429 - 14th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning proposal.

Janet L. Notter, 7291 Newcombe Street, Burnaby, addressed Council advising of her opposition to the rezoning proposal.

Ethel Widmer, 8281 - 16th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning proposal. Mrs. Widmer advised that her main reason for opposition was the over burdening on the local schools.

Joyce Rostron, 8084 - 18th Avenue, Burnaby, addressed Council in opposition to the rezoning application because of the negative impact the over crowding will have on the local schools.

Joan Downey, 8442 - 17th Avenue, Burnaby, addressed Council in opposition to the rezoning application.

Gordon D. Downey, 8442 - 17th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning application.

Sylvia Timmins, 8031 - 13th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning application.

Donald F. Timmins, 8031 - 13th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning proposal.

Francis B. Vitkay, 8602 - 12th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning proposal.

Helvie S. McNaughton, 7640 Wright Street, Burnaby, addressed Council advising of her opposition to the rezoning proposal.

Karen Perkins, 7206 Wright Street, Burnaby, addressed Council and advised of her opposition for the rezoning proposal.

Karen Kirpen, 7620 Wright Street, Burnaby, addressed Council advising of her opposition to the rezoning proposal.

Lazer Angelic, 8495 - 13th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning proposal. Mr. Angelic added that he felt the existing schools in the area could not handle the additional enrollment that would be generated from the family development.

Charles Johnston, 7669 Cumberland Street, Burnaby, addressed Council advising of his opposition to the rezoning proposal.

Alan J. Crawford, 8427 - 16th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning proposal.

Helen E. Enns, 8429 - 14th Avenue, Burnaby, addressed Council advising she was opposed to the rezoning application. Mrs. Enns requested that Council preserve the woodlands and trail systems that run through the area.

Norman A. May, 7630 Wright Street, Burnaby, addressed Council advising of his opposition to the rezoning application.

Frederick E. Widmer, 8281 - 16th Avenue, Burnaby, addressed Council and requested that Council delay any further consideration for development on the George Derby Lands at this time. Mr. Widmer was concerned about the volume of traffic on 16th Avenue and felt any future development could only worsen the situation.

Carol Lockstad, 7325 Newcombe Street, Burnaby, addressed Council in opposition to the rezoning proposal.

Mark Billington, 7325 Newcombe Street, Burnaby, addressed Council advising of his opposition to the rezoning proposal.

Bruce Lovell, 8263 - 16th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning application.

Rita Haigh, 8063 - 16th Avenue, Burnaby, addressed Council advising of her opposition to the rezoning application.

Birch Haigh, 8063 - 16th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning proposal.

Maddalena Hiebert, 7757 Newcombe Street, Burnaby, addressed Council advising of her opposition to the rezoning proposal.

James Galozo, 7637 Newcombe Street, Burnaby, addressed Council advising of his opposition to the rezoning application.

Mathew Scott, 8225 - 16th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning proposal.

Ivor D. Lambert, 8043 - 17th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning application.

Alfred Wong, 8251 - 17th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning proposal.

Graham Mervin, 8342 - 17th Avenue, Burnaby, addressed Council advising of his opposition to the rezoning proposal and requesting that Burnaby reclaim the George Derby Lands from the Federal Government.

Elizabeth Elwood, 8134 - 14th Avenue, Burnaby, addressed Council advising that the trails through the George Derby Lands are beautiful and suggested that the three new Council members may wish to take a walk on the trail system in order to have an appreciation for what the residents in the area currently enjoy. Mrs. Elwood further suggested that in the centre area where the Veteran's Hospital used to be located, that a park and possibly a memorial garden could be considered for the enjoyment of the resident veterans at the George Derby Centre.

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 #34/90 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN NIKOLAI:  
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:07 p.m.

Confirmed:

Certified Correct:

John R. Coym  
MAYOR

Sharyn Laque  
ADMINISTRATIVE OFFICER



THE CORPORATION OF THE DISTRICT OF BURNABY  
ZONING BYLAW AMENDMENTS

PUBLIC HEARING

The Council of The Corporation of the District of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 1990 SEPTEMBER 25 AT 7:30 P.M.

in the Municipal Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2, to receive representation in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. FROM P6 REGIONAL INSTITUTIONAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 AND GEORGE DERBY DEVELOPMENT PLAN GUIDELINES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 52, 1990" - BYLAW NO. 9454

Rezoning Reference #34/90

Lot 113, Plan 72024 and Lot 114, Plan 67883, Grp. 1 NWD, exc. First: the portions of the lots within the heavy outline of Ref. Pl. 73155, which portions are now road; Second: the portion of Lot 113 containing 0.1571 hec. more or less, and shown as Pcl. "1" within the heavy outline of Ref. Pl. certified by Richard Kadatz, B.C.L.S., dated 5th May, 1986 and marginally numbered (B) B.C. 1950; and Third: the portion of Lot 113 containing 169.2 square meters, more or less, and shown as Pcl. "2" within the heavy outline on Ref. Pl. certified by Richard Kadatz, B.C.L.S., dated 29th of April 1986, and marginally number (B) B.C., 1948; and contains an area of approximately 46.059 hectares.

7502 Cumberland Street

The purpose of the proposed rezoning bylaw amendment is to rezone the subject lands in conformance with the George Derby Lands Development Plan and to establish the major components of the development plan for the 43 acres residential area including the road network and general development guidelines and sub-areas.

All persons who deem their interest in property affected by the proposed bylaw who wish to register an opinion may appear in person, by attorney or by petition at the said Hearing. Submissions will not be accepted after termination of the Public Hearing.

Copies of the Director Planning and Building Inspection's reports and related information respecting the subject rezoning application are available for public examination at the offices of the Planning Division, 3rd floor, in the Burnaby Municipal Hall.

Copies of the proposed bylaw may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Tuesday, 1990 August 14 to 4:30 p.m. on Tuesday, 1990 September 25.

C.A. Turpin  
MUNICIPAL CLERK