

1990 JUNE 26

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1990 June 26 at 7:30 p.m.

PRESENT: Alderman D.P. Drummond (In the Chair)
Alderman D.R. Corrigan
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman J. Young

ABSENT: Mayor W.J. Copeland
Alderman R.G. Begin
Alderman F.G. Randall
Alderman J.M. Sawicki

STAFF: Mr. D.G. Stenson, Deputy Director Plng. & Bldg. Insp.
Mrs. M. Pasqua, Acting Administrative Officer II
Mr. S. Cleave, Committee Secretary

The Public Hearing was called to order at 7:37 p.m.

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1990" - BYLAW NO. 9401

The purpose of the proposed bylaw text amendment is to change the term "night club" to "cabaret" in the C3 and C4 Districts and to provide a definition for the new term.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this text amendment a decision was reached to SUPPORT the text amendment which would change the term "night club" to "cabaret" in the C3 and C4 and provide a definition for the new term.

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to the text amendment be now terminated."

CARRIED UNANIMOUSLY

2. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT
DISTRICT (BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT
GUIDELINES AND A MAXIMUM F.A.R. OF 1.3)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1990" - BYLAW NO. 9407

Rezoning Reference #11/90

Parcel "A", D.L. 32, Plan 74046

5055 and 5065 Irving Street

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

Mr. William D. McLean, 4537 Portland Street addressed members of Council advising of his support for the proposed rezoning application. In addition, Mr. McLean made enquiries with respect to undergrounding of overhead wiring and curbing on Newton Street.

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 5055 and 5065 Irving Street from R5 Residential District to CD Comprehensive District (based on RM4 Multiple Family Residential District guidelines and a maximum F.A.R. of 1.3).

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #11/90 be now terminated."

CARRIED UNANIMOUSLY

3. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (UTILIZING M5 LIGHT INDUSTRIAL DISTRICT AND COMMUNITY PLAN GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 35, 1990" - BYLAW NO. 9408

Rezoning Reference #17/90

Lot A, D.L. 70, Grp. 1, NWD, Plan 783132
4519 and 4535 Canada Way

The purpose of the proposed rezoning bylaw amendment is to increase the height of the planned south building to four storeys from three storeys to meet increased space requirements of B.C. Tel and B.C. Cellular.

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 4519 and 4535 Canada Way from CD Comprehensive Development District to Amended CD Comprehensive Development District (utilizing the M5 Light Industrial District and Community Plan guidelines).

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #17/90 be now terminated."

CARRIED UNANIMOUSLY

4. FROM R2 RESIDENTIAL DISTRICT TO R2A RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 36, 1990" - BYLAW NO. 9409

Rezoning Reference #21/90

Lot 60, Blk. 7, D.L.s 59 and 137, Plan 3050
7530 Broadway

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

Mr. Ted Broekhuizen, 7991 Hunter Street, addressed members of Council voicing his opposition to spot zoning. The speaker also advised that construction of the new single family dwelling on the subject property has commenced and that the existing home still remains on the same property.

In response to a query from a member of Council, Mr. Broekhuizen advised that he resided on the opposite side of Loughheed Highway, approximately one and one half miles away from the subject property.

Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, advised that the development of the above grade space conforms to the requirements of the R2 Residential District guideline. The differential that the applicant is seeking is to develop below grade space in the cellar of the building which would exceed the present capacity of the site under R2 zoning. In the event that the applicant is not successful in the rezoning application he is then under obligation to backfill within the perimeters of the foundation so as to render those spaces below grade as crawl space only and not as occupiable space.

With respect to retention of the existing dwelling on the subject property during construction of the new single family dwelling, Mr. Stenson advised that the applicant received approval from the Board of Variance to retain the existing dwelling for a period of one year and bonding has been lodged with the Municipality as a condition of the Board of Variance approval.

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 7530 Broadway from R2 Residential District to R2a Residential District.

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #21/90 be now terminated."

CARRIED UNANIMOUSLY

5. FROM C7 DRIVE-IN RESTAURANT DISTRICT TO M1 MANUFACTURING DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 1990" - BYLAW NO. 9410

Rezoning Reference #22/90

Lot 58, D.L. 205, Grp. 1, Plan 34681, NWD
6137 East Hastings Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of a television and broadcasting production studio.

Mr. John Kallops, 340 S. Fell Avenue, addressed members of Council in support of the rezoning application. Mr. Kallops advised that the lane to the rear of the property is dead-ended with no space for vehicles to turn around. Therefore, the properties are not serviced for garbage pickup. In conclusion, Mr. Kallops suggested that the lane behind the subject property be extended through to Pandora Street in order to provide easier access to the adjacent properties for garbage pickup and other services.

In response Mr. D.G. Stenson, Deputy Director Planning and Building Inspection, undertook to provide Council with a report regarding lane access, garbage pickup and parking 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 6137 East Hastings Street from C7 Drive-In Restaurant District to M1 Manufacturing District.

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #22/90 be now terminated."

CARRIED UNANIMOUSLY

6. FROM A2 SMALL HOLDINGS DISTRICT TO R2 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1990" - BYLAW NO. 9411

Rezoning Reference #27/90

Lot 1, D.L. 59, Plan 12321

7287 Loughheed Highway

The purpose of the proposed rezoning bylaw amendment is to permit the subject site to be included in the single-family subdivision of the area.

Mr. Eugene G. Hibbert, 8118 Westlake Street, addressed members of Council in opposition to the rezoning application. Mr. Hibbert justified his opposition by stating that the Municipality has very few A2 zoned properties left where a single family dwelling can be located on a property, complimented with other specific uses as stated in the zoning bylaw.

In conclusion, Mr. Hibbert advised that he has attempted to locate and purchase an A2 zoned property over the past three or four years but has not been successful in his attempts.

Staff were requested to provide details on the availability of the A2 zoned properties in the Municipality.

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 7287 Loughheed Highway from A2 Small Holdings District to R2 Residential District.

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #27/90 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

1990 JUNE 26

The Public Hearing (Zoning) adjourned at 8:12 p.m.

Confirmed:

Certified Correct:

Augusto P. Chummond
ACTING MAYOR

Maryann Paquet
ACTING ADMINISTRATIVE OFFICER II

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 JUNE 26 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. TEXT AMENDMENT

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BYLAW NO. 33, 1990" - BYLAW NO. 9401

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BYLAW NO. 38, 1990" - BYLAW NO. 9411

Rezoning Reference #27/90

Lot 1, D.L. 59, Plan 12321
7287 Lougheed Highway

The purpose of the proposed rezoning bylaw amendment is to permit the subject site to be included in the single-family subdivision of the area.

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 June 12 to 4:30 p.m. on Tuesday, 1990 June 26.

C.A. Turpin
MUNICIPAL CLERK