

1990 MAY 29

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1990 May 29 at 7:30 p.m.

PRESENT: Alderman J.M. Sawicki (In the Chair)
Alderman R.G. Begin
Alderman D.R. Corrigan
Alderman F.G. Randall
Alderman L.A. Rankin

ABSENT: Mayor W.J. Copeland
Alderman D.P. Drummond
Alderman E. Nikolai
Alderman J. Young

STAFF: Mr. D.G. Stenson, Deputy Director Plng. & Bldg. Inspection
Mrs. D.R. Comis, Deputy Municipal Clerk

The Public Hearing was called to order at 7:45 p.m.

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 1990" - BYLAW NO. 9337

The purpose of the proposed bylaw text amendment is to introduce a fee for preliminary plan approval processing.

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 proposed Text Amendment.

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 Bylaw No. 9337 be now terminated."

CARRIED UNANIMOUSLY

2. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 1990" - BYLAW NO. 9395

The purpose of the proposed bylaw text amendment is to provide for child care facilities in Multi Family Residential (RM) Districts.

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 proposed Text Amendment.

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 Bylaw No. 9395 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R9 RESIDENTIAL DISTRICT TO R9a RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 29, 1990" - BYLAW NO. 9396

Rezoning Reference #71/89

Lot 1, D.L. 92, Plan 80166

6719 Brantford Avenue

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.

Mr. Alfred Jesenick, 6720 Brantford Avenue addressed the members of Council and expressed opposition to the rezoning on the understanding that it would be a three storey building as opposed to a two storey building. Mr. Jesenick expressed a desire to retain the same style and height of building along the entire block of Brantford.

In conclusion, the speaker reiterated his opposition to the rezoning application.

Mr. Bruno Reale, 6701 Brantford Avenue appeared before Council to express support for the rezoning application.

Mr. Domonic Reale, 6701 Brantford Avenue appeared before Council on behalf of Mr. Ka-Kee Lee and submitted a letter provided by Mr. Lee expressing support for the rezoning application.

Mr. Khan Afzai, 6693 Brantford Avenue appeared before Council to express support for 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 6719 Brantford Avenue from R9 Residential District to R9a 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 #71/89 be now terminated."

CARRIED UNANIMOUSLY

4. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT
INDUSTRIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE
DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT AND
COMMUNITY PLAN GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 1990" - BYLAW NO. 9397

Rezoning Reference #79/89

Lots 43 and 44, D.L. 70, NWD, Plan 55092; Lot 133, D.L.s 70 & 73, NWD, Plan 51872; Lot 140, D.L.s 70 & 124, NWD, Plan 56682

4510, 4536, 4642 Still Creek and 2548 Eastbrook Parkway

The purpose of the proposed rezoning bylaw amendment is to provide a guideplan for the phased business park development of the subject site.

Mr. Andrew Massill, representing the developer, Marathon Realty, 2100 - 200 Granville Street, Vancouver, appeared before Council to present an overview of the proposed development and respond to any questions from Council members.

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 4510, 4536, 4642 Still Creek Avenue and 2548 Eastbrook Parkway.

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 #79/89 be now terminated."

CARRIED UNANIMOUSLY

5. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY) FOR THE DEVELOPMENT SITE AND P3 PARK AND PUBLIC USE DISTRICT FOR THE PROPOSED MUNICIPAL PARCEL
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 31, 1990" - BYLAW NO. 9398

Rezoning Reference #16/90

Lots 3 and 23, Blk. 2, D.L. 95, Plan 1981; South half of Lot 4, Lot 4, Parcel A, Lots 5, 22 and 24, D.L. 95, Plan 1981

7030/38/42/54 Edmonds Street and 7032/42/55 18th Avenue

The purpose of the proposed rezoning bylaw amendment is to provide for development of a 14 storey apartment building.

Mr. Desmond Sharp, 7377 - 18th Street appeared before Council to express concern with regard to the plans to remove a large Alder tree on the development site. Mr. Sharp contends that removal of the tree would allow a clear view of his home by apartment residents. Mr. Sharp requested that the developer be required to retain the Alder tree in order to provide some form of screening for his property.

Council requested that staff investigate the possibility of retaining the Alder tree and prepare a report on the matter to be brought before Council.

Mr. Norman Reader, 7032 18th Avenue appeared before Council to express support for the high-rise development.

Mr. Doug Anderson, representing the applicant, 37006 BC Ltd. appeared before Council to provide further details with regard to the proposed development. Mr. Anderson advised that the development has been accepted by the Rentals Supply Program of B.C.H.M.C. and is committed to providing long term rental housing for seniors and families. Twenty suites in the development have been provided for singles and families falling within defined income levels.

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 7030/38/42/54 Edmonds Street and 7032/42/55 18th Avenue from R5 Residential District to CD Comprehensive Development District (based on RM4 Multiple Family District Use and Density) for the development site and P3 Park and Public Use District for the proposed municipal parcel.

The Advisory Planning Commission adopted the following motion with respect to Rezoning Reference #16/90:

"THAT Council recommend the developer voluntarily comply with the Council adopted policy regarding provision of units adaptable to the needs of the disabled in this development proposal."

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 #16/90 be now terminated."

CARRIED UNANIMOUSLY

6. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT AND RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3 GENERAL COMMERCIAL DISTRICT GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 1990" - BYLAW NO. 9399

Rezoning Reference #68/89

Lot 1, D.L. 153, Plan 76637

4680 Kingsway

The purpose of the proposed rezoning bylaw amendment is to permit the development of an office tower with ancillary retail area.

A letter dated 1990 May 22 was received from the Metro Centre Hotel, 4561 Kingsway, expressing support for Rezoning Reference #68/89.

A letter dated 1990 May 28 was received from Michael W. Lim, #1801, 6240 McKay Avenue expressing opposition to Rezoning Reference #68/89.

Ms. Roseanne Kipnes, Wesbild Enterprises, appeared before Council to present an overview of the proposed development for the Station Square site.

The development would be constructed on the northeast corner of the Station Square site bordering on Kingsway and would include a 25 storey, 260,000 square foot high-rise development with 40,000 square feet of retail space on two levels. Parking, access and egress is proposed through McKay, via Kingsway under Silver Avenue to four levels of underground parking. The proposal will exceed parking bylaw requirements by 105 stalls.

The development is also to include a gym facility, daycare, outdoor play area and roof garden.

A copy of the speaker's written submission is on file in the Office of the Municipal Clerk.

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 4680 Kingsway from CD Comprehensive Development District (based on C3 General Commercial District and RM5 Multiple Family Residential District guidelines) to Amended CD Comprehensive Development District (based on C3 General Commercial District guidelines).

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

1990 MAY 29

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN RANDALL:

"THAT this Public Hearing relating to Rezoning Reference #68/89 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN RANDALL:

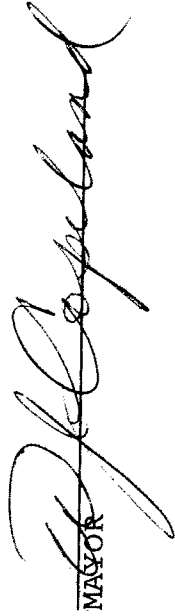
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:50 p.m.

Confirmed:

Certified Correct:


MAYOR

DEPUTY MUNICIPAL CLERK

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 MAY 29 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. 5, 1990" - BYLAW NO. 9337

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"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 1990" - BYLAW NO. 9399

Rezoning Reference #68/89

Lot 1, D.L. 153, Plan 76637

4680 Kingsway

The purpose of the proposed rezoning bylaw amendment is to permit the development of an office tower with ancillary retail 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 May 08 to 4:30 p.m. on Tuesday, 1990 May 29.

C.A. Turpin
MUNICIPAL CLERK