

1991 FEBRUARY 19

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1991 February 19 at 9:12 p.m.

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

Alderman D.P. Drummond  
Alderman D.G. Evans  
Alderman D.A. Lawson  
Alderman E. Nikolai  
Alderman L.A. Rankin  
Alderman C. Redman (Arrived at 9:13 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

The Public Hearing (Zoning) was called to order at 9:12 p.m.

Council agreed to bring forward Item 7 on the Public Hearing agenda for consideration at this time.

7. FROM R2 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE R1 AND P5 ZONING DISTRICT USES AND DENSITY), AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN PREPARED BY COMBEROFF POLICZER ARCHITECTS "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 10, 1991" - BYLAW NO. 9542

Rezoning Reference #58/90

Lot 41, D.L. 125, Plan 33705

5160 Ridgelawn Drive

The purpose of the proposed rezoning bylaw amendment is to permit construction of an apartment building with 32 units for seniors and 39 family oriented townhouse units plus a daycare facility.

A letter dated 1991 February 08 was received from James Ho and Leung Shuk Chu, #1901 - 2041 Bellwood Avenue, Burnaby, B.C., V5B 4V5, owners of #705 - 2060 Bellwood Avenue. The writers expressed their opposition to the proposed rezoning because of an already densely populated neighbourhood. The writers were of the opinion that a day care facility included in the proposal would only heighten the already congested traffic situation on the Springer exit to Lougheed Highway.

A letter dated 1991 February 08 was received from Robert Lee, #2007 - 2041 Bellwood Avenue, Burnaby, B.C., V5B 4V5, expressing his opposition to the proposed rezoning because of an already densely populated neighbourhood. The writer was of the opinion that a day care facility included in the proposal would only heighten the already congested traffic situation on the Springer exit to Lougheed Highway.

A letter dated 1991 February 12 was received from Doreen Mah, #1506 - 2020 Bellwood Avenue, Burnaby, B.C., V5B 4V5, who expressed her opposition to the rezoning proposal. The writer contended that the neighbourhood already has five high rises and several low rise apartments and hence traffic along Bellwood Avenue is already heavy for a residential side street. Parking along Bellwood is also a problem and the proposed 71 units would increase traffic volumes considerably and make parking even worse.

A letter dated 1991 February 11 was received from Mr. J.E. Antonelli, 4854 Brentlawn Drive, Burnaby, B.C., V5C 3V5, expressing objection to the rezoning proposal. The reason for the writer's opposition is due to the density in the neighbourhood, the existing parking problem and traffic congestion.

A memorandum dated 1991 February 19 was received from the Director Planning and Building Inspection advising that the correct unit count for the rezoning proposal is 38 townhouse family units and 32 senior apartment units for a total of 70 units. This is a reduction of 1 unit from that utilized in the 1991 January 21 rezoning report.

Alderman Redman arrived at the Public Hearing at 9:13 p.m. and took her place at the Council table.

Brian McConnachie, Director of Progressive Homes, 1254 Bridgeport Road, Richmond, addressed members of Council advising that Progressive Homes are the proposed builders for the project. Mr. McConnachie advised that prior to the Public Hearing, Progressive Homes have worked very closely with Burnaby staff and the surrounding community through the distribution of brochures and several public information meetings. The project has been designed with input from both the community as well as Burnaby Municipal staff. Tree surveys and geotechnical studies have been conducted.

The speaker also advised that as a result of the public meetings that were held, a general indication of support was given by the neighbourhood. As a result of some of the comments, the architect has provided more surface visitor parking and relocated the pedestrian pathway at the south property line. Access to underground parking was noted as a concern at the public meetings. The neighbours expressed a strong preference for an access from Springer Avenue as opposed to Bellwood and the developers of the proposal were flexible in that regard.

Mr. Keith Davis, General Manager of Affordable Housing Advisory Association, #211 - 800 McBride Boulevard, New Westminster, B.C., addressed Council advising that the Advisory Association is the sponsor of the proposed project. The Association manages some 1,346 family and senior citizen units in the Lower Mainland with two projects in Burnaby itself. There are currently 220 families and 160 seniors on the Association's waiting list for Burnaby. Mr. Davis referred to the neighbourhood consultation process that has taken place and a series of face to face meetings have also been held. Traffic congestion and the project entrance seem to be the two major issues regarding the project. Mr. Davis advised that the Affordable Housing Advisory Association is more than willing to accommodate the concerns of the neighbourhood by placing the project entrance on Bellwood or on Springer Avenue.

Doreen Mah, #1506 - 2020 Bellwood Avenue, Burnaby, addressed Council advising of opposition to the rezoning proposal. Ms. Mah advised that the neighbourhood has five high rise and several low rise apartments; hence traffic along Bellwood Avenue is heavy for a residential side street and parking along Bellwood is atrocious. Ms. Mah then submitted to Council a petition containing 52 signatures of the residents of Vantage Point I apartments who were in agreement with the content of Ms. Mah's letter to Council dated 1991 February 12 which stated opposition to the rezoning application.

Mr. Thomas J. Allan, #1504 - 2020 Bellwood Avenue, Burnaby, addressed Council in opposition to the rezoning proposal for reasons of traffic and parking congestion in the neighbourhood. Mr. Allan further expressed opposition to any access to the project from Bellwood Avenue and requested that Council consider designating this property for park/playground purposes.

William H. Hawthorne, 1940 Springer Avenue, Burnaby, addressed Council requesting that the property located at 5160 Ridgelawn Drive be retained for park purposes. Mr. Hawthorne recognized the need for affordable housing but had concerns for his neighbourhood with respect to traffic volume and speeding. Mr. Hawthorne also advised that if access to the development was from Springer Avenue it would be directly across from his residence. For this reason, Mr. Hawthorne expressed his opposition to the rezoning application.

Marlene Danz, 2041 Bellwood Avenue, Burnaby, addressed Council advising that she did not oppose the proposed use of the land. Ms. Danz provided a sketch of the neighbourhood illustrating the concentration of apartments in the area, and in particular, the location of traffic barricades on Halifax Street. Ms. Danz was of the opinion that Council needed to address the issues of outside traffic problems and the current feasibility of the barricade located on Halifax Street east of Delta Avenue. The speaker further suggested that she supported access to the development from Springer Avenue but that the Halifax barrier could be relocated further east in proximity to Springer Avenue which would allow vehicles to access Delta Avenue. A second barrier could also be installed in the vicinity of the Ridgelawn/Springer intersection. As a result of the suggestions, Ms. Danz suggested that a traffic study for the area is absolutely necessary.

Council agreed that the Traffic Safety Division members who were present at the Public Hearing would carry Ms. Danz message to the Traffic Safety Division.

Hannah S. Polowy, #3 - 2041 Bellwood Avenue, Burnaby, addressed Council in opposition to the rezoning proposal. Mrs. Polowy was of the opinion that the area was not suitable for children as facilities for recreation were lacking. The speaker also discussed the need for "quality of life" facilities in the area for senior citizens who would also be residing in the proposed development. In conclusion, Mrs. Polowy advised that the existing park in the neighbourhood is very difficult to access due to the heavy traffic conditions on Bellwood Avenue.

Lionel Croteau, #219 - 1945 Woodway Place, Burnaby, addressed members of Council and presented a petition containing 96 signatures of residents who are opposed to the new development plan application. The content of the petition reads as follows:

"We, the undersigned oppose the new development plan application #58/90 due to the following reasons:

- Traffic will increase in an area already congested
- Noise level will increase in a high density family neighbourhood
- Parking problems exist without new developments.

We propose a solution of senior citizen housing only, the development can continue without the above mentioned problems."

Elsie Gwin, #208 - 5050 Halifax Street, Burnaby, addressed Council advising of her support for the rezoning application. As a senior citizen, Mrs. Gwin felt that access to all the local amenities such as Brentwood would not create a problem and in fact would offer quite an enjoyable walk.

Adam Policzer, Architect for the project, 1012 Balfour Avenue, Vancouver, addressed Council to speak on the matter of access to the project which he assured Council could be changed without significantly altering the development plan. Mr. Policzer also addressed matters relating to the pedestrian walkway along the southern boundary of the property and the provision of daycare space. In concluding, Mr. Policzer cautioned Council that a commitment is required very quickly in order to secure funding for the project.

His Worship, Mayor W.J. Copeland retired from the Public Hearing at 10:10 p.m.

Alderman Egon Nikolai assumed the Chair at 10:10 p.m.

Lorraine Taylor-Gladstone, 2041 Bellwood Avenue, Burnaby, addressed Council and inquired as to handicapped accessibility in the area. Ms. Taylor-Gladstone was concerned that the topography in the neighbourhood would make it difficult for both handicapped and senior citizens going to and from their homes. Accessibility to transit services was also questioned. In conclusion, Mrs. Taylor-Gladstone provided numerous photographs illustrating traffic and parking congestion in the immediate neighbourhood, which were taken at 8:00 a.m. on a week day.

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 5160 Ridgelawn Drive from R2 Residential District to CD Comprehensive Development District (based on the RM1 and P5 Zoning District use and density, and in accordance with the Development Plan prepared by Gomberoff Policzer Architects).

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

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference #58/90 be now terminated."

CARRIED UNANIMOUSLY

Council then resumed the regular order of the Public Hearing agenda.

1. FROM R4 RESIDENTIAL DISTRICT AND P5 COMMUNITY INSTITUTIONAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL ZONING DISTRICT USE AND DENSITY AND THE CENTRAL ADMINISTRATIVE AREA DEVELOPMENT PLAN/COMMUNITY PLAN GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "CARL MORTENSEN MANOR" PREPARED BY SCOTT GORDON ARCHITECT)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 4, 1991 - BYLAW NO. 9536

Rezoning Reference #16/88

Pcl. 2 (Ex. Plan 9543) Pcl. "D" (Ref. Plan 4691) and Pcl. "E" (Ref. Plan 7107), Blk. 11, D.L. 79, Plan 536; Lot 61, D.L.'s 79 & 80, Plan 73491

4025, 4093 and a Portion of 4151 Norland Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a 49 unit government sponsored apartment building for seniors.

A memorandum dated 1991 February 19 was received from the Director Planning and Building Inspection advising that the correct unit count proposed for this development is 49 seniors apartments. The figure previously utilized was 45 units.

Mr. Knud Elgaard, #507 - 4678 Yew Street, Vancouver, addressed Council advising that he was the President of Dania Society who are the applicants for the rezoning proposal. Mr. Elgaard advised Council that he fully supported the rezoning development to accommodate senior citizens.

\*\* Alderman Drummond retired from the Public Hearing at 10:29 p.m.

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 4025, 4093 and a Portion of 4151 Norland Avenue from R4 Residential District and P5 Community Institutional District to CD Comprehensive Development District (based on P5 Community Institutional Zoning District use and density and the Central Administrative Area Development Plan/Community Plan guidelines, and in accordance with the development plan entitled "Carl Mortensen Manor" prepared by Scott Gordon Architect).

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

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #16/88 be now terminated."

CARRIED UNANIMOUSLY

2. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT AND THE COMMUNITY PLAN 8 AS GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "NORFOLK STREET SENIOR'S HOUSING" PREPARED BY GOMBEROFF POLICZER ARCHITECTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 5, 1991 - BYLAW NO. 9537"

Rezoning Reference #18/90

Lot H, D.L. 69, Plan 23990

4213 Norfolk Street

The purpose of the proposed rezoning bylaw amendment is to permit construction of a 30 unit government sponsored seniors apartment building.

Mr. Julio Gomberoff, 1012 Balfour Avenue, Vancouver, addressed Council and advised that he was the architect for the proposed development. Mr. Gomberoff stated that because there is no subsidy from the Government for this equity co-op a provision for 1.5 parking stalls per unit was allocated. Now that they have learned of a proposal call from B.C.H.M.C., it was suggested that a parking ratio of 1.0 would be preferred. Mr. Gomberoff requested that this fact be noted in the record in case the project receives approval from B.C.H.M.C.

In response to an inquiry from Council, Mr. D.G. Stenson, Deputy Director Planning and Building Inspection advised that both the staff report and the notices sent to abutting owners indicated a parking ratio of 1.5 for the subject development. Mr. Stenson cautioned that if the applicant wishes to alter the parking requirement, it may necessitate the return of the rezoning application to a Public Hearing.

Mr. Gomberoff responded by stating it was not the intention to delay the process and that there is a need to have the development permit for the project in place in order to receive B.C.H.M.C.'s proposal call and retain the unit allocations.

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 4213 Norfolk Street from R5 Residential District to CD Comprehensive Development District (based on P5 Community Institutional District and the Community Plan 8 as guidelines, and in accordance with the development plan entitled "Norfolk Street Senior's Housing" prepared by Gomberoff Policzer Architects).

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

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #18/90 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, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "TOWNHOUSE DEVELOPMENT" PREPARED BY ROGER ROMSES ARCHITECTS)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 6, 1991 - BYLAW NO. 9538"

Rezoning Reference #20/90

Lots 58, 59, 60, Ex. N.W. 10', Plan 1152, D.L. 95; Lots 49, 48 and 47, Ex. S.E. 10', Plan 1152, D.L. 95

7165/69/71/73/77 - 17th Avenue; 7164/70/76 - 18th Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise multi-family residential development.

A letter dated 1991 February 18 was received from Victor Loh and Sherlina Pang, 7156 - 18th Avenue, Burnaby, B.C., V3N 1H1, registering their objection to the rezoning application for reasons of increased traffic congestion along 18th Avenue, an increase in noise levels in the neighbourhood, view obstruction, shortage of schools and recreational facilities.

A letter dated 1991 February 18 was received from P.S. and K.K. Sarai, 7188 - 18th Avenue, Burnaby, B.C., V3N 1H1, advising Council that they are in favour of the rezoning application.

His Worship, Mayor W.J. Copeland returned to the Public Hearing at 10:38 p.m. and assumed the Chair.

Richard Henkelman, 7182 - 18th Avenue, Burnaby, addressed Council advising that his property immediately abuts the property subject to rezoning and that he approves of the proposed development for the site.

Heather Cranston, 7147 - 17th Avenue, Burnaby, addressed Council advising she has lane access parking only at the present time and therefore inquired if this lane access would be maintained during construction of the multi-family residential development.

In response to the speakers inquiry, Mr. D.G. Stenson, Deputy Director Planning and Building Inspection advised that the proposal does make provision for retaining the lane by virtue of a new dedication to come from the site which is under application from 17th Avenue north westward to access the present lane that serves several residences on both sides of the 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 7165/69/71/773/77 - 17th Avenue and 7164/70/76 - 18th Avenue from R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density, and in accordance with the development plan entitled "Townhouse Development" prepared by Roger Romses Architects).

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

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #20/90 be now terminated."

CARRIED UNANIMOUSLY

4. FROM M2 GENERAL INDUSTRIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO M5 LIGHT INDUSTRIAL DISTRICT "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 7, 1991 - BYLAW NO. 9539

Rezoning Reference #48/90

Lot D, D.L. 69, Plan 19527

3975 Myrtle Street

The purpose of the proposed rezoning bylaw amendment is to permit development of an office building/production studio.

Clifford Airth, 909 York Street, New Westminster, addressed Council advising that he was the owner of the property located at 3955 Myrtle Street which is immediately adjacent to the subject property. Mr. Airth stated that he was opposed to the rezoning application as he did not support down zoning of the property to Light Industrial. Mr. Airth concluded by further advising that he did not support nor could he justify the closing of MacDonald Avenue.

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 3975 Myrtle Street from M2 General Industrial District and R5 Residential District to M5 Light Industrial District.

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

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #48/90 be now terminated."

CARRIED UNANIMOUSLY

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES), AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BURNABY GARDEN APARTMENTS, BURNABY CELL SITE NO. 3" PREPARED BY ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 8, 1991 - BYLAW NO. 9540

Rezoning Reference #52/90

Subdivision Plan of a portion of D.L. 4, Grp. 1, NWD, Plan NW 1990

9521 Cardston Court

The purpose of the proposed rezoning bylaw amendment is to permit construction of cellular antennas and a radio equipment room on the roof of the existing apartment tower.

A letter dated 1991 February 12 was received from Dennis Galloway, #2505 - 3755 Bartlett Court, Burnaby, B.C., V3J 7G7, submitting his formal objection to the proposed installation of the cellular antennas and the radio equipment room at 9521 Cardston Court. Mr. Galloway advised that his suite was located on the 24th floor of the building directly across the street from the subject property and has a southern view that looks directly at the top of the building.

Ray Carter, Senior Partner of Robertson Kolbeins Teevan Gallaheer, 1965 West 4th Avenue, Vancouver, addressed Council and provided a detailed description of the proposal for the cellular installation and subsequent maintenance. Mr. Carter distributed photographs illustrating the appearance of the cellular antennas and radio equipment rooms that are located on other high rise developments in order for Council to appreciate the non obtrusive appearance of the equipment.

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 9521 Cardston Court from CD Comprehensive Development District (based on RM5 Multiple Family Residential District guidelines) to Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P2 Administration and Assembly District guidelines) and in accordance with the development plan entitled "Burnaby Garden Apartments, Burnaby Cell Site No. 3" prepared by Robertson Kolbeins Teevan Gallaheer Associates.

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

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #52/90 be now terminated."

CARRIED UNANIMOUSLY

6. FROM R4 RESIDENTIAL DISTRICT TO R5 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 9, 1991" - BYLAW NO. 9541

Rezoning Reference #55/90

Lot A, D.L. 68, Plan 11027

3841 Pine Street

The purpose of the proposed rezoning bylaw amendment is to permit subdivision of the site into two lots and the construction of two new single family dwellings.

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 NOT SUPPORT the rezoning of the property at 3841 Pine Street from R4 Residential District to R5 Residential District.

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



MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #55/90 be now terminated."

CARRIED UNANIMOUSLY

7. This rezoning application was dealt with as the first item on the agenda for this Public Hearing.

8. FROM R5 RESIDENTIAL DISTRICT AND CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO P3 PARK AND PUBLIC USE DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 11, 1991" - BYLAW NO. 9543

Rezoning Reference #67/90

Portion of Lot 1, D.L. 69, Plan 84314

Portion of 3955 Canada Way

The purpose of the proposed rezoning bylaw amendment is to bring the zoning boundary of Broadview Park into conformance with the recently consolidated park boundary.

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 Portion of the property at 3955 Canada Way From R5 Residential District and CD Comprehensive Development District (based on RM 2 Multiple Family Residential District guidelines) to P3 Park and Public Use District.

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

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #67/90 be now terminated."

CARRIED UNANIMOUSLY

9. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M1 MANUFACTURING DISTRICT EXPRESS COMPANY USE AND M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES), AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "TRAMMEL CROW DEVELOPMENT" PREPARED BY HAMILTON DOYLE ARCHITECTS

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 12, 1991" - BYLAW NO. 9544

Rezoning Reference #70/90

Lot 1, D.L. 118, Plan 76093

3900 Henning Drive

The purpose of the proposed rezoning bylaw amendment is to accommodate development of an express company local distribution centre.

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 3900 Henning Drive from CD Comprehensive Development District (based on M5 Light Industrial District guidelins) to Amended CD Comprehensive Development District (based on M1 Manufacturing District Express Company use and M5 Light Industrial District guidelins and in accordance with the Development Plan entitled "Trammel Crow Development" prepared by Hamilton Doyle Architects.

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

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #70/90 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 11:06 p.m.

Confirmed:

Certified Correct:

*Jack R. Coyne*  
MAYOR

*Maryann Pasqua*  
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, 1991 FEBRUARY 19 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 R4 RESIDENTIAL DISTRICT AND P5 COMMUNITY INSTITUTIONAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL ZONING DISTRICT USE AND DENSITY AND THE CENTRAL ADMINISTRATIVE AREA DEVELOPMENT PLAN/COMMUNITY PLAN GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "CARL MORTENSEN MANOR" PREPARED BY SCOTT GORDON ARCHITECT)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 4, 1991 - BYLAW NO. 9536

Rezoning Reference #16/88

Pcl. 2 (Ex. Plan 9543) Pcl. "D" (Ref. Plan 4691) and Pcl. "E" (Ref. Plan 7107), Blk. 11, D.L. 79, Plan 536; Lot 61, D.L.'s 79 & 80, Plan 73491

4025, 4093 and a Portion of 4151 Norland Avenue

The purpose of the proposed rezoning bylaw amendment is to permit development of a 45 unit government sponsored apartment building for seniors.

2. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT AND THE COMMUNITY PLAN 8 AS GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "NORFOLK STREET SENIOR'S HOUSING" PREPARED BY GOMBEROFF POLICZER ARCHITECTS)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 5, 1991 - BYLAW NO. 9537

Rezoning Reference #18/90

Lot H, D.L. 69, Plan 23990

4213 Norfolk Street

The purpose of the proposed rezoning bylaw amendment is to permit construction of a 30 unit government sponsored seniors apartment building.

3. FROM R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "TOWNHOUSE DEVELOPMENT" PREPARED BY ROGER ROMSES ARCHITECTS)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 6, 1991 - BYLAW NO. 9538

Rezoning Reference #20/90

Lots 58, 59, 60, Ex. N.W. 10', Plan 1152, D.L. 95; Lots 49, 48 and 47, Ex. S.E. 10', Plan 1152, D.L. 95

7165/69/71/73/77 - 17th Avenue; 7164/70/76 - 18th Avenue

The purpose of the proposed rezoning bylaw amendment is to accommodate a low-rise multi-family residential development.

4. FROM M2 GENERAL INDUSTRIAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO M5 LIGHT INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 7, 1991 - BYLAW NO. 9539

Rezoning Reference #48/90

Lot D, D.L. 69, Plan 19527

3975 Myrtle Street

The purpose of the proposed rezoning bylaw amendment is to permit development of an office building/production studio.

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES), AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BURNABY GARDEN APARTMENTS, BURNABY CELL SITE NO. 3" PREPARED BY ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 8, 1991 - BYLAW NO. 9540

Rezoning Reference #52/90

Subdivision Plan of a portion of D.L. 4, Grp. 1, NWD, Plan NW 1990

9521 Cardston Court

The purpose of the proposed rezoning bylaw amendment is to permit construction of cellular antennas and a radio equipment room on the roof of the existing apartment tower.

6. FROM R4 RESIDENTIAL DISTRICT TO R5 RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 9, 1991" - BYLAW NO. 9541

Rezoning Reference #55/90

Lot A, D.L. 68, Plan 11027

3841 Pine Street

The purpose of the proposed rezoning bylaw amendment is to permit subdivision of the site into two lots and the construction of two new single family dwellings.

7. FROM R2 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON THE RM1 AND P5 ZONING DISTRICT USES AND DENSITY), AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN PREPARED BY GOMBEROFF POLICZER ARCHITECTS  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 10, 1991" - BYLAW NO. 9542

Rezoning Reference #58/90

Lot 41, D.L. 125, Plan 33705

5160 Ridgelawn Drive

The purpose of the proposed rezoning bylaw amendment is to permit construction of an apartment building with 32 units for seniors and 39 family oriented townhouse units plus a daycare facility.

8. FROM R5 RESIDENTIAL DISTRICT AND CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO P3 PARK AND PUBLIC USE DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 11, 1991" - BYLAW NO. 9543

Rezoning Reference #67/90

Portion of Lot 1, D.L. 69, Plan 84314

Portion of 3955 Canada Way

The purpose of the proposed rezoning bylaw amendment is to bring the zoning boundary of Broadview Park into conformance with the recently consolidated park boundary.

9. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M1 MANUFACTURING DISTRICT EXPRESS COMPANY USE AND M5 LIGHT INDUSTRIAL DISTRICT GUIDELINES), AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "TRAMMEL CROW DEVELOPMENT" PREPARED BY HAMILTON DOYLE ARCHITECTS

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 12, 1991" - BYLAW NO. 9544

Rezoning Reference #70/90

Lot 1, D.L. 118, Plan 76093

3900 Henning Drive

The purpose of the proposed rezoning bylaw amendment is to accommodate development of an express company local distribution centre.

10. 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. 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.

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, 1991 January 29 to 4:30 p.m. on Tuesday, 1991 February 19.

C.A. Turpin  
MUNICIPAL CLERK