

1991 AUGUST 20

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1991 August 20 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Alderman D.R. Corrigan  
Alderman D.G. Evans  
Alderman L.A. Rankin  
Alderman C.M. Redman  
Alderman J. Young

ABSENT: Alderman D.P. Drummond  
Alderman D.A. Lawson  
Alderman E. Nikolai

STAFF: Mr. D.G. Stenson, Deputy Director Planning & Building  
Inspection  
Ms. M. Pasqua, Administrative Officer - Operations

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

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 31, 1991" - BYLAW NO. 9625

The purpose of the proposed text amendment is to permit, as occupants of an approved in-law suite within a single family dwelling in the R1 to R5 and R9 Residential Districts, a brother or sister (including a spouse and dependent children) of the owner-occupier or tenant-occupier.

Joseph West, 5950 Clinton Street addressed Council in opposition to the proposed Text Amendment. Mr. West stated that, in his opinion, this amendment would only serve to increase the number of suites in single family residences and that it would further encourage construction of larger homes to accommodate suites. In concluding, the speaker questioned the method of control that the municipality would exercise in order to ensure the family relationship of a tenant.

Leslie Bambury, 7289 Waverly Street addressed Council stating her objection to the proposed Text Amendment. Ms. Bambury felt this initiative would have a negative impact on residential neighbourhoods by increasing density, placing a tax burden on homeowners and straining the existing infrastructure.

Wolfram Galetzka, 4235 Graveley Street addressed Council in opposition to the proposed Text Amendment. Mr. Galetzka questioned who would pay for the extra services to accommodate tenants of inlaw suites such as garbage pickup, sewer, water, hospitals and schools. In concluding, the speaker requested Council to put the question to a referendum and allow the residents of Burnaby to make the decision.

Douglas Porter, 3782 Thurston Street addressed Council and advised that, allowing two families of the same generation to reside in one dwelling would automatically eliminate single family neighbourhoods and would contradict the intent of the Official Community Plan. Further, Mr. Porter reminded Council of the Livable Region Strategy which states that our insistence on maintaining the quality of life represents a basic rejection of unlimited growth. Without a limit on population size, all other efforts to maintain or improve the quality and livability in this municipality are going to be frustrated.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment to permit, as occupants of an approved in-law suite within a single family dwelling in the R1 to R5 and R9 Residential Districts, a brother or sister (including a spouse and dependent children) of the owner-occupier or tenant-occupier.

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There were no further submissions received in connection with this Text Amendment.

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Text Amendment Bylaw No. 9625 be now terminated."

CARRIED UNANIMOUSLY

2. FROM P3 PARK AND PUBLIC USE DISTRICT TO M2 GENERAL INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 1991" - BYLAW NO. 9626

Rezoning Reference #17/91

A portion of Lot 1, Plan 85385, D.L.s 162, 163, 164 & 165, all of Grp. 1, NWD

Portion of 9001 Royal Oak Avenue

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally owned property into conformance with its Council-adopted industrial land use designation.

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 a portion of 9001 Royal Oak Avenue from P3 Park and Public Use District to M2 General Industrial District.

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN RANKIN:

"THAT this Public Hearing relating to Rezoning Reference #17/91 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R2 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BIG BEND R.S.U." PREPARED BY J. ROSS)  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 33, 1991" - BYLAW NO. 9627

Rezoning Reference #20/91

Lot 7, D.L. 159, Plan 10608

5954 Marine Drive

The purpose of the proposed rezoning bylaw amendment is to permit the development of a remote switching building.

Ben Chapman, 5938 Marine Drive addressed Council advising he was the owner of the property adjacent to the subject site and as such did not oppose the rezoning per se but rather, questioned whether a remote switching building was an appropriate use for the property. Mr. Chapman felt this development would be better suited in an industrial area as opposed to the predominantly commercially zoned area.

Alderman Corrigan retired from the Council Chamber at 8:14 p.m.

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Jamie Good, 5926 Marine Drive addressed Council and reiterated the comments of the previous speaker. Of noted concern to Mr. Good was the driveway access to the proposed development.

Alderman Corrigan returned to the Council Chamber at 8:16 p.m. and took his place at the Council table.

Alderman Rankin retired from the Council Chamber at 8:17 p.m.

Mr. D.G. Stenson, Deputy Director Planning and Building Inspection responded to Mr. Good's concern regarding driveway access by advising that the existing driveway is located on the M3 zoned property south of the subject site and provides access to a number of businesses. It is proposed that the subject property will have its own access to Marine Drive and that vehicle movements to the site will be infrequent.

Donald Green, Manager of Building Engineering, B.C. Telephone Company addressed Council as the applicant for the subject rezoning and advised that he was present at the Public Hearing to respond to any questions or concerns that Council or the public may have with respect to the rezoning proposal.

Mr. Green commented that the remote switching building will be unattended and only require infrequent servicing. The facility will be 1,200 square feet and will house the latest technological digital equipment. It is anticipated that service from the facility to 8,000 users will commence 1992 June.

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 5954 Marine Drive from R2 Residential District to CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines and in accordance with the development plan entitled "Big Bend R.S.U." prepared by J. Ross)

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #20/91 be now terminated."

CARRIED UNANIMOUSLY

4. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM3 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "5078 IRVING", PREPARED BY TED MURRAY ARCHITECT INC.)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 34, 1991" - BYLAW NO. 9628

Rezoning Reference #21/91

Lot A, D.I. 152, Plan 83760

5078 Irving Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of an apartment building which is not in strict conformance with the adopted Comprehensive Development Plan for the site.

Alderman Young returned to the Council Chamber at 8:31 p.m. and took his place at the Council table.

John Collins, 5127 Irving Street addressed Council in opposition to the rezoning proposal. Mr. Collins was concerned with density, noise, traffic and parking congestion. Mr. Collins concluded by advising he would only support a three storey development.

Audrey Hill, 5127 Irving Street addressed Council stating her opposition to the rezoning proposal and reiterating the same concerns as the previous speaker.

Arising from concerns regarding parking congestion in the area, Council advised that a trial one-hour parking restriction is currently in operation in the North Burnaby area and that, pending the outcome of the trial period, this restriction may be useful in other areas of Burnaby to dissuade vehicles from parking in residential areas.

Ted Murray, 2818 W. 5th Avenue, Vancouver addressed Council advising he was the architect for the development and was present at the Public Hearing to respond to any questions or concerns that Council or the public may have. Mr. Murray provided information regarding the revised design which would see a wood-framed, four storey structure.

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 5078 Irving Street from CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines) to "Amended" CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines and in accordance with the development plan entitled "5078 Irving", prepared by Ted Murray Architect Inc.)

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #21/91 be now terminated."

CARRIED UNANIMOUSLY

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "SHERATON VILLA INN", 4331 DOMINION STREET, BURNABY"  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 35, 1991" - BYLAW NO. 9629

Rezoning Reference #22/91

W 1/2 Lot 10 Exc. part Plan 26625, D.L. 70, Grp. 1, Plan 3216  
4331 Dominion Street

The purpose of the proposed rezoning bylaw amendment is to permit the construction of cellular antennae and an equipment room.

Alderman Corrigan retired from the Council Chamber at 8:58 p.m.

Ray Carter, Consultant for B.C. Cellular addressed Council and provided details with respect to the construction of cellular antennae and an equipment room on the tower at Burnaby Sheraton Inn.

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 4331 Dominion Street from CD Comprehensive Development District (based on P2 Administration and Assembly District and C1 Neighbourhood Commercial District guidelines) to "Amended" CD Comprehensive Development District (based on P2 Administration and Assembly District and C1 Neighbourhood Commercial District guidelines and in accordance with the development plan entitled "Sheraton Villa Inn", 4331 Dominion Street, Burnaby"

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

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #22/91 be now terminated."

CARRIED UNANIMOUSLY

6. FROM C6a GASOLINE SERVICE STATION DISTRICT TO C1 NEIGHBOURHOOD COMMERCIAL DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 36, 1991" - BYLAW NO. 9630

Rezoning Reference #24/91

Lot 62, D.L. 28, Plan 32455

7320 Canada Way

The purpose of the proposed rezoning bylaw amendment is to permit the development of a commercial retail/office building.

Lucy Ng, 7720 Plum Street addressed Council and advised she was speaking on behalf of her parents who own the property located at 7205 Canada Way. Ms. Ng advised that her parents were not opposed to the proposed development but were concerned about the effect it would have on parking in the area.

Alderman Corrigan returned to the Council Chamber at 9:00 p.m. and took his place at the Council table.

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN YOUNG:

"THAT, prior to Council's consideration of Second Reading of the bylaw effecting this rezoning, staff provide a report providing the developable square footage and the minimum parking standards required for the proposed development."

CARRIED UNANIMOUSLY

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 7320 Canada Way from C6a Gasoline Service Station District to C1 Neighbourhood Commercial District.

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #24/91 be now terminated."

CARRIED UNANIMOUSLY

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7. FROM M3 HEAVY INDUSTRIAL DISTRICT TO M3r HEAVY INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 37, 1991" - BYLAW NO. 9631

Rezoning Reference #26/91

Portion of Lot 1 exc. firstly: phase one Strata Plan NW S3458,  
D.L. 161, Plan 87330

Portion of 3871 North Fraser Way

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a restaurant to serve the day-to-day needs of the industrial area.

A letter dated 1991 August 20 was received from Mr. W. Brent Kerr, C.I.H. Design Group, owner of two properties within this industrial park, expressing support for the rezoning application.

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 a portion of the property at 3871 North Fraser Way from M3 Heavy Industrial District to M3r Heavy Industrial District.

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #26/91 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN YOUNG:

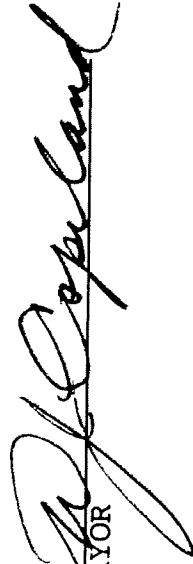
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:15 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER  
OPERATIONS

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 AUGUST 20 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  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 31, 1991" - BYLAW NO. 9625  
  
The purpose of the proposed text amendment is to permit, as occupants of an approved in-law suite within a single family dwelling in the R1 to R5 and R9 Residential Districts, a brother or sister (including a spouse and dependent children) of the owner-occupier or tenant-occupier.  
  
2. FROM P3 PARK AND PUBLIC USE DISTRICT TO M2 GENERAL INDUSTRIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 1991" - BYLAW NO. 9626  
  
Rezoning Reference #17/91  
  
A portion of Lot 1, Plan 85385, D.L.s 162, 163, 164 & 165, all of Portion of 9001 Royal Oak Avenue  
  
The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject municipally owned property into conformance with its Council-adopted industrial land use designation.  
  
3. FROM R2 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BIG BEND R.S.U." PREPARED BY J. ROSS)  
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Rezoning Reference #20/91  
  
Lot 7, D.L. 159, Plan 10608  
  
5954 Marine Drive  
  
The purpose of the proposed rezoning bylaw amendment is to permit the development of a remote switching building.  
  
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"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 34, 1991" - BYLAW NO. 9628  
  
Rezoning Reference #21/91  
  
Lot A, D.L. 152, Plan 83760  
  
5078 Irving Street

The purpose of the proposed rezoning bylaw amendment is to permit the development of an apartment building which is not in strict conformance with the adopted Comprehensive Development Plan for the site.

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT AND C1 NEIGHBOURHOOD COMMERCIAL DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "SHERATON VILLA INN", 4331 DOMINION STREET, BURNABY"

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The purpose of the proposed rezoning bylaw amendment is to permit the development of a commercial retail/office building.

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Portion of Lot 1 exc. firstly: phase one Strata Plan NW S3458, D.L. 161, Plan 87330

Portion of 3871 North Fraser Way

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a restaurant to serve the day-to-day needs of the industrial 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 Wednesday, 1991 August 07 to 4:30 p.m. on Tuesday, 1991 August 20.

C.A. Turpin  
MUNICIPAL CLERK