

1991 SEPTEMBER 24

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1991 September 24 at 7:30 p.m.

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

Alderman D.P. Drummond
Alderman D.A. Lawson
Alderman E. Nikolai
Alderman L.A. Rankin
Alderman C.M. Redman
Alderman J. Young

ABSENT: Alderman D.R. Corrigan
Alderman D.G. Evans

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.

Council agreed that due to the number of Brentwood Park residents present at the Public Hearing, it would be appropriate to bring forward Item 6. on the agenda at this time.

6. FROM R3 RESIDENTIAL DISTRICT TO R10 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 44, 1991" - BYLAW NO. 9640

Rezoning Reference #30/91

Brentwood Park Area - bounded by Willingdon Avenue, Parker Street, Delta Avenue and the lanes south of Ridgelawn Drive and Brentlawn Drive.

The purpose of the proposed zoning bylaw amendment is to ensure new developments and renovations are compatible with the existing low-scale character of housing in the Brentwood Park area.

A letter dated 1991 September 24 was received from J. Alfred Steiger, 4620 Brentlawn Drive, Burnaby, B.C., V5C 3V2 expressing opposition to the proposed rezoning application.

Mr. Tony Wong, 4837 Westlawn Drive, Burnaby appeared before Council to commend both Council and staff for having the insight and taking the initiative to maintain the single family residential character of the Brentwood Park 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 within the Brentwood Park Area - bounded by Willingdon Avenue, Parker Street, Delta Avenue and the lanes south of Ridgelawn Drive and Brentlawn Drive from R3 Residential District to R10 Residential District.

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #30/91 be now terminated."

CARRIED UNANIMOUSLY

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "GOVERNOR'S WALK" PREPARED BY L.D. LAIDLAW ARCHITECTURE) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "GOVERNOR'S WALK" PREPARED BY L.D. LAIDLAW ARCHITECTURE AND REVISED BY THE SKETCH ENTITLED "RECREATION ROOM AND CARETAKER'S SUITE")
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 1991" - BYLAW NO. 9635

Rezoning Reference #67/89A

Lot B, D.L. 160, Plan LMP 303
6820 Rumble Street

The purpose of the proposed zoning bylaw amendment is to accommodate converting a portion of the recreation room to an apartment unit.

A letter dated 1991 September 20 was received from R. Bancroft, J. Bancroft, and R. Bancroft, Sr., 7671 Griffiths Avenue, Burnaby expressing support for the proposed rezoning application.

Mr. John O'Donnell, Vice President of Development, Polygon Estates Ltd., 1800 Spyglass Place, Vancouver, appeared before Council as the applicant for the rezoning application. Mr. O'Donnell provided a brief explanation of the proposal to convert a portion of the recreation room to an apartment unit in the apartment building which is currently under construction on the subject property.

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 6820 Rumble Street from CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the development plan entitled "Governor's Walk" prepared by L.D. Laidlaw Architecture) to "Amended" CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the development plan entitled "Governor's Walk" prepared by L.D. Laidlaw Architecture and revised by the sketch entitled "Recreation Room and Caretaker's Suite").

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #67/89A be now terminated."

CARRIED UNANIMOUSLY

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 AND C1 GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROPOSED RESIDENTIAL DEVELOPMENT 4725 VILLAGE DRIVE" PREPARED BY GERRY BLONSKI ARCHITECT)
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 1991" - BYLAW NO. 9636

Rezoning Reference #102/89

Lot 125, D.L. 81, Plan 48323
4725 Village Drive

The purpose of the proposed zoning bylaw amendment is to permit a 6-unit townhouse project.

A letter dated 1991 September 23 was received from Carol Marie Oberg, 4262 Garden Grove Drive, Burnaby, B.C. expressing opposition to the proposed rezoning application.

Peter Demers, 4872 Hickory Court, Burnaby appeared before Council on behalf of the Greentree Village Board of Directors, representing 412 families. Mr. Demers advised of his support for the zoning change in principle and requested response to the following concerns presented by the residents of the area:

1. Revision of existing general access easements prior to second reading of the bylaw;
2. Improvements to common property lines;
3. Construction phase;
4. Greentree Village Community/Council membership requirement.

A copy of Mr. Demer's presentation which provides detailed information respecting the four concerns is on file in the Municipal Clerk's Office.

As directed by Council staff undertook to provide a report responding to the delegation's presentation to be forwarded to Council prior to second reading of the Zoning Bylaw Amendment.

Ron Isaak, 4709 Birchwood Place, Burnaby appeared before Council on behalf of Strata Council NW440 representing 62 families which directly about the subject property. Mr. Isaak advised of his support, in principle, for the zoning change and requested response to the following concerns of the residents of NW440:

1. Construction access to Lot 125;
2. Adjoining dwelling concerns;
3. Existing common property line improvements.

A copy of Mr. Isaak's presentation providing more detailed information regarding the Strata Council's concerns is on file in the Municipal Clerk's Office.

As directed by Council, staff undertook to include the concerns of the delegation in the report forthcoming to Council.

Gerry Blonski, 313 - 9395 120th Street, Delta appeared before Council as the architect for the rezoning proposal. Mr. Blonski stated he was confident that the requests and concerns of previous speakers could be met through mutual agreement.

Mark Young, 2215 E. 55th Avenue, Vancouver appeared before Council on behalf of the property owners, Mr. and Mrs. Y.I. Huie and advised that he was prepared to work together with the Strata Councils to resolve issues such as existing easements and resident membership on the Greentree Village Community Council.

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 4725 Village Drive from CD Comprehensive Development District (based on RM1 and C1 guidelines) to "Amended" CD Comprehensive Development District (based on RM1 guidelines and in accordance with the development plan entitled "Proposed Residential Development 4725 Village Drive" prepared by Gerry Blonski Architect)

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #102/89 be now terminated."

CARRIED UNANIMOUSLY

3. FROM M1 MANUFACTURING DISTRICT, M6 TRUCK TERMINAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT USE AND DENSITY AND IN ACCORDANCE WITH THE COMMUNITY PLAN GUIDELINES)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 41, 1991" - BYLAW NO. 9637

Rezoning Reference #68/90

Parcel "One" (Expl. Pl. 10599), Lot "C", Blk. 2, D.L. 73, Plan 4326

4878 Manor Street

The purpose of the proposed zoning bylaw amendment is to provide a guideplan for quality office industrial park development of the subject site.

Christopher Siggers, 5312 Norfolk Street, Burnaby, appeared before Council with concerns regarding the proposed road reconfiguration which will provide access to the office/industrial park development. Mr. Siggers was of the opinion that the traffic pattern changes would have an adverse impact on the neighbourhood in terms of increased traffic.

As directed by Council, staff undertook to include the concerns of the speaker regarding the proposed road reconfiguration in the overall transportation review which is currently taking place.

Patricia B. Davidson, 5050 Manor Street, Burnaby appeared before Council advising that the proposed road reconfiguration will not benefit the area residents as it will only serve to increase the presence of commuter traffic on Manor Street.

June McFadden, 5493 Dominion Street, Burnaby appeared before Council to provide her concerns regarding the proposed road reconfiguration. Ms. McFadden felt this initiative would result in increased traffic on her block and encourage traffic to use the laneways.

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 4878 Manor Street from M1 Manufacturing District, M6 Truck Terminal District and R5 Residential District to CD Comprehensive Development District (based on M5 Light Industrial District use and density and in accordance with the Community Plan guidelines)

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 #68/90 be now terminated."

CARRIED UNANIMOUSLY

4. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "FAIRHAVEN INTERMEDIATE/MULTI-LEVEL CARE FACILITY" PREPARED BY BERNARD PERRETEN ARCHITECTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 42, 1991" - BYLAW NO. 9638

Rezoning Reference #15/91

Portion of Lot 94, D.L. 149, Plan 57863

Portion of 4341 Rumble Street

The purpose of the proposed zoning bylaw amendment is to permit the development of a 100-bed, two and a half storey intermediate care seniors' housing facility.

A memorandum dated 1991 September 24 was received from the Director Planning and Building Inspection advising Council of an amendment to the parking configuration for the second phase of the St. Michael's-Fairhaven development. The memorandum reads in part:

"The original proposal by the applicant provides 72 underground parking stalls, of which 24 were dedicated to St. Michael's as part of an agreement reached during the previous overall rezoning of the site (RZ 105/88).

Owing to budget constraints, the parking has been reconfigured. All of the parking for Fairhaven, 42 stalls, is still provided underground, but the 24 parking stalls that meet the St. Michael's shortfall are now provided on surface in a landscaped lot to the northwest of this development. Although this configuration differs from the original plans submitted for R.Z. 15/91, the previous Comprehensive Development Plan for the whole development showed these 24 stalls as surface parking. The area where they are provided, however, is now occupied by the proposed Fairhaven structure.

Before proceeding to Second Reading, confirmation will have to be obtained that any previous agreement between St. Michael's and Fairhaven is not abrogated. In addition, the continued future existence of the proposed relocated surface parking will have to be resolved as part of the rezoning process for the next phase of this development."

Alderman Young retired from the Council Chamber at 8:26 p.m.

Bernard Perreten, 431 Helmken Street, Vancouver appeared before Council as the architect for the proposed development and advised of the intention to maintain the residential image of the neighbourhood by replacing the existing facility with a two and one-half storey intermediate care senior's housing facility. Mr. Perreten supported his presentation with artistic renderings illustrating the style of the facility and landscaping patterns.

Alderman Rankin retired from the Council Chamber at 8:29 p.m.

Alderman Rankin returned to the Council Chamber at 8:30 p.m. and took his place at the Council table.

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 a Portion of 4341 Rumble Street from CD Comprehensive Development District (based on P5 Community Institutional District guidelines) to "Amended" CD Comprehensive Development District (based on P5 Community Institutional District Guidelines and in accordance with the development plan entitled "Fairhaven Intermediate/Multi-level Care Facility" prepared by Bernard Perreten Architects).

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #15/91 be now terminated."

CARRIED UNANIMOUSLY

Alderman Young returned to the Council Chamber at 8:32 p.m. and took his place at the Council table.

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M1 MANUFACTURING DISTRICT TECHNICAL GUIDELINES AND M5 LIGHT INDUSTRIAL DISTRICT USES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M1 MANUFACTURING DISTRICT TECHNICAL GUIDELINES, M5 LIGHT INDUSTRIAL DISTRICT USE AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROPOSED MULTI-TENANCY COMPLEX AT 7432 FRASER PARK DRIVE" PREPARED BY RAMSAY DESIGN)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 1991" - BYLAW NO. 9639

Rezoning Reference #23/91

Lot 37, D.L. 166 "A", Plan 48494

7432 Fraser Park Drive

The purpose of the proposed zoning bylaw amendment is to permit the development of a multi-tenant industrial building.

James Lawry, Ramsay Design Group, 445 Mountain Highway, North Vancouver appeared before Council as the Project Manager for the proposed development and advised that he was present at the Public Hearing to respond to any questions from Council or the public.

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 7432 Fraser Park Drive from CD Comprehensive Development District (based on M1 Manufacturing District technical guidelines and M5 Light Industrial District uses) to "Amended" CD Comprehensive Development District (based on M1 Manufacturing District technical guidelines, M5 Light Industrial District use and in accordance with the development plan entitled "Proposed Multi-tenancy Complex at 7432 Fraser Park Drive" prepared by Ramsay Design)

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

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #23/91 be now terminated."

CARRIED UNANIMOUSLY

1991 September 24

6. FROM R3 RESIDENTIAL DISTRICT TO R10 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 44, 1991" - BYLAW NO. 9640

Rezoning Reference #30/91

This item was dealt with at the commencement of the Public Hearing.

A D J O U R N M E N T

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN LAWSON:


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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:39 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 SEPTEMBER 24 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 CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "GOVERNOR'S WALK" PREPARED BY L.D. LAIDLAW ARCHITECTURE) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "GOVERNOR'S WALK" PREPARED BY L.D. LAIDLAW ARCHITECTURE AND REVISED BY THE SKETCH ENTITLED "RECREATION ROOM AND CARETAKER'S SUITE")
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 39, 1991" - BYLAW NO. 9635

Rezoning Reference #67/89A

Lot B, D.L. 160, Plan LMP 303

6820 Rumble Street

The purpose of the proposed zoning bylaw amendment is to accommodate converting a portion of the recreation room to an apartment unit.

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 AND C1 GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM1 GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROPOSED RESIDENTIAL DEVELOPMENT 4725 VILLAGE DRIVE" PREPARED BY GERRY BLONSKI ARCHITECT)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 40, 1991" - BYLAW NO. 9636

Rezoning Reference #102/89

Lot 125, D.L. 81, Plan 48323

4725 Village Drive

The purpose of the proposed zoning bylaw amendment is to permit a 6-unit townhouse project.

3. FROM M1 MANUFACTURING DISTRICT, M6 TRUCK TERMINAL DISTRICT AND R5 RESIDENTIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT INDUSTRIAL DISTRICT USE AND DENSITY AND IN ACCORDANCE WITH THE COMMUNITY PLAN GUIDELINES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 41, 1991" - BYLAW NO. 9637

Rezoning Reference #68/90

Parcel "One" (Expl. Pl. 10599), Lot "C", Bk. 2, D.L. 73, Plan 4326
4878 Manor Street

The purpose of the proposed zoning bylaw amendment is to provide a guideline for quality office industrial park development of the subject site.

4. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "FAIRHAVEN INTERMEDIATE/MULTI-LEVEL CARE FACILITY" PREPARED BY BERNARD PERRETEN ARCHITECTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 42, 1991" - BYLAW NO. 9638

Rezoning Reference #15/91

Portion of Lot 94, D.L. 149, Plan 57863

Portion of 4341 Rumble Street

The purpose of the proposed zoning bylaw amendment is to permit the development of a 100-bed, two and a half storey intermediate care seniors' housing facility.

5. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M1 MANUFACTURING DISTRICT TECHNICAL GUIDELINES AND M5 LIGHT INDUSTRIAL DISTRICT USES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M1 MANUFACTURING DISTRICT TECHNICAL GUIDELINES, M5 LIGHT INDUSTRIAL DISTRICT USE AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "PROPOSED MULTI-TENANCY COMPLEX AT 7432 FRASER PARK DRIVE" PREPARED BY RAMSAY DESIGN)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 1991" - BYLAW NO. 9639

Rezoning Reference #23/91

Lot 37, D.L. 166 "A", Plan 48494

7432 Fraser Park Drive

The purpose of the proposed zoning bylaw amendment is to permit the development of a multi-tenant industrial building.

6. FROM R3 RESIDENTIAL DISTRICT TO R10 RESIDENTIAL DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 44, 1991" - BYLAW NO. 9640

Rezoning Reference #30/91

Brentwood Park Area - bounded by Willingdon Avenue, Parker Street, Delta Avenue and the lanes south of Ridgelawn Drive and Brentlawn Drive.

The purpose of the proposed zoning bylaw amendment is to ensure new developments and renovations are compatible with the existing low-scale character of housing in the Brentwood Park 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 September 04 to 4:30 p.m. on Tuesday, 1991 September 24.

C.A. Turpin
MUNICIPAL CLERK