

1991 MAY 28

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1991 May 28 at 7:30 p.m.

PRESENT: Acting Mayor E. Nikolai (In the Chair)
Alderman D.R. Corrigan
Alderman D. Lawson
Alderman L.A. Rankin
Alderman C.M. Redman
Alderman J. Young (arrived 8:20 p.m.)

ABSENT: Mayor W.J. Copeland
Alderman D.P. Drummond
Alderman D.G. Evans

STAFF: Mr. A.L. Parr, Director Planning and Building Inspection
Mrs. M. Pasqua, Administrative Officer

The Public Hearing (Zoning) was called to order at 7:35 p.m.

1. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT, C1 NEIGHBOURHOOD COMMERCIAL DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED 'PROPOSED TERRACE AT THE VILLAGE INN PUB FOR MRC CONSULTING' PREPARED BY TRITAN MANAGEMENT GROUP)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 18, 1991" - BYLAW NO. 9577

Rezoning Reference #71/90

Lot 85, D.L. 4, Plan 38877

9500 Erickson Drive

The purpose of the proposed amendment to the Zoning Bylaw is to permit the establishment of an outdoor patio area in conjunction with the existing licenced residents' club.

A letter dated 1991 May 22 was received from the Secretary Treasurer, School District No. 41 - Burnaby, 5325 Kincaid Street, Burnaby V5G 1W2 advising that the Board of School Trustees has reviewed Rezoning Reference No. 71/90 and concluded that in view of the seclusion of this development, it would appear there would be no impact on Cameron Elementary School and the Board, therefore, does not oppose the rezoning application.

A letter dated 1991 May 17 was received from Mrs. Winnie Coffin, 701 - 9280 Salish Court, Burnaby V3J 7J8 advising of her opposition to the rezoning proposal due to the already congested parking situation in the area and the noise that would emanate from an outdoor liquor facility.

A letter dated 1991 May 17 was received from Magdaline M. Canic, 202 - 9280 Salish Court, Burnaby V3J 7J8 advising of her opposition to the subject rezoning. Ms. Canic was concerned with respect to the increase of noise and traffic which will create a nuisance and interfere with her right to enjoy a peaceful residential building and neighbourhood.

A letter dated 1991 May 16 was received from A.W. Stewart, 206 - 9280 Salish Court, Burnaby V3J 7J8 providing comment on a number of items which were raised in the rezoning report to Council and also questioning the interpretation of the definitions for "Village Inn Pub" and "Licenced Residents' Club".

In concluding, Mr. Stewart advised that he was in opposition to the rezoning proposal.

A letter dated 1991 May 16 was received from Hugh and Joan Maginnis, 1202 - 9280 Salish Court, Burnaby V3J 7J8 advising of their opposition to the granting of a licence for an outdoor patio pub at 9500 Erickson Drive. The writers felt that the location was inappropriate in that this facility would be in public view to residents of the building and were also concerned with the amount of noise that would emanate during outdoor business hours.

A letter dated 1991 May 18 was received from Gordon I. Haft, 304 - 9280 Salish Court, Burnaby V3J 7J8 advising of his opposition to the proposed rezoning. Mr. Haft commented that the proposed open patio will require an access through an opening of the premise's west wall, a wall that faces his building. This means that suites, balconies and windows on the east side of his building would look down into the proposed patio area and subject the residents to increased music, noise and pollution. The writer further made comment with respect to the increase in the already existing traffic and parking problems in the neighbourhood.

A letter dated 1991 May 15 was received from Frank and Kathleen Pelaschuk, 205 - 3737 Bartlett Court, Burnaby V3J 7E3 voicing their opposition to the Village Inn Pub application for rezoning to accommodate an outdoor patio. Mr. and Mrs. Pelaschuk stated numerous reasons for opposing the application, such as unwanted noise, and patrons' misbehavior.

A letter dated 1991 May 14 was received from John C. Lee, 502 - 4280 Salish Court, Burnaby V3J 7J8 advising of his opposition to the rezoning proposal for reasons of increased noise emanating from an outdoor liquor facility in a residential neighbourhood.

A letter dated 1991 May 21 was received from Colyvan Property Services Ltd. (on behalf of the owners of Strata Plan NW 789, Edgewood Place) 111 West Hastings Street, Vancouver, B.C. V6E 3R2 expressing concern over the proposal to construct an outdoor patio at 9500 Erickson Drive. The concerns of the strata owners include the noise factor and the policing of the 8:00 p.m. closing time.

An undated letter was received from Nick and A.V. Gluska, 505 - 3737 Bartlett Court, Burnaby V3J 7E3 advising that they are against the rezoning at 9500 Erickson Drive for a pub patio.

An undated letter was received from John and Maria Rempel, 406 - 9280 Salish Court, Burnaby, B.C. V3J 7J8 objecting to the proposed rezoning of the subject property. The writers advise that they were already subjected to noise as a result of customers leaving the premises at closing time and that the outdoor facility would only expose them to further noise, particularly in the summer months when the residents are on their balconies or have their windows open.

A letter dated 1991 May 15 was received from Glen and Helen Buchanan, 1106 - 9280 Salish Court, Burnaby V3J 7J8 advising of their objection to the rezoning proposal. The writers do not support this type of facility in the middle of a residential area.

An undated petition containing 23 signatures was received from residents of Erickson Drive and Salish Court in opposition to the rezoning proposal. The content of the petition reads as follows:

"Petition Against the Proposed Outdoor Patio - Pub"

A letter dated 1991 May 28 was received from Jennifer Young, 2005 - 3737 Bartlett Court, Burnaby, V3J 7E3 objecting to the proposed rezoning of the subject property on the grounds that it is located in a residential neighbourhood, and will create increased traffic, parking and noise levels.

A letter dated 1991 May 27 was received from Margaret H. Short, 606 - 9280 Salish Court, Burnaby, V3J 7J8 objecting to the establishment of a licensed outdoor patio at the subject location. Mrs. Short stressed that this is a residential area which is already suffering from traffic and parking problems and unacceptable noise levels.

A letter dated 1991 May 28 was received from T. Duane Webster, 2006 - 9280 Salish Court, Burnaby, V3J 7J8 expressing opposition to an outdoor patio in a residential neighbourhood. Most of the noise generated from this proposed patio will affect 40 homes which will overlook the facility and 80 homes which are located on the eastern half of his building.

A letter dated 1991 May 27 was received from E. Williams, 407 - 9280 Salish Court, Burnaby, V3J 7J8 advising of his objection to the establishment of a licensed outdoor patio at this location. The writer felt that the quiet enjoyment of his home would be seriously undermined if the proposed rezoning was approved.

A petition containing 113 signatures of the residents of 9280 Salish Court, Burnaby was received in opposition to the rezoning proposal. The petition reads as follows:

"We, the undersigned, being residents and/or owners of property at 9280 Salish Court do hereby register our opposition to the above rezoning application.

We feel no good purpose would be served by an outdoor patio area for the "Residents' Club". This would only cause to further degrade our already questionable quality of life.

At the present time the peace and quiet of our home is being disturbed by noise emanating from the existing club, especially at closing time. Patrons leaving the premises have no regard for the area residents. This is manifested by the loud talking, shouting, yelling, cursing as well as the sounding of automobile horns and the unnecessary revving of engines as the vehicles exist the parking area.

We have long questioned why this so called "Residents' Club" has so many 'non resident patrons'!

As a group of concerned citizens and property tax payers of Burnaby we trust Council will consider our petition and decline this rezoning application."

Caroline L. McDonald, 906 - 9280 Salish Court, Burnaby addressed Council and advised that she had submitted a petition containing over 113 signatures from the residents of 9280 Salish Court in opposition to the rezoning proposal.

Mark Coombs, Agent, Keswick Properties Ltd. appeared before Council representing the applicant for rezoning and advised that the residents' club does not publicly advertise and that the residents' club is primarily available to those living in the building but is also available to residents of surrounding buildings. The proposed outdoor patio is designed to be sunken by 7 feet with sufficient shrubbery enclosing the area. It is anticipated that the facility will be utilized approximately 60 days of the year and will close at 8:00 p.m. each evening. In concluding, Mr. Coombs advised that he had managed the residents' club for three and one half years and had not received a complaint regarding the noise and parking problems which have now been brought to his attention by residents in the area.

Margaret Short, 606 - 9280 Salish Court, Burnaby, addressed Council and advised of her opposition to the rezoning application. Mrs. Short was of the opinion that the residential area should have a relaxing and pleasant atmosphere but unfortunately the residents are subjected to unacceptable noise levels emanating from the existing facility.

Eva Dirken, 9500 Erickson Drive, Burnaby addressed Council in support of the rezoning application. Ms. Dirken advised that the outdoor patio would provide a reprieve from the smokey indoor facility.

Hugh Maginnis, 1202 - 9280 Salish Court, Burnaby addressed Council advising that the existing "residents' club" is a well-run facility but that he did not support the further expansion to an outdoor patio.

Patricia Morrison, Property Manager of Loughheed Village addressed Council and advised that the 750 residential suites in the building above the "residents' club" is the main business function and that the "residents' club" is only offered as a feature to attract people to reside in the building. Ms. Morrison assured Council that the hours of operation of the patio would be minimal and that it would close at 8:00 p.m. each evening.

Lori J. Perry, 1603 - 9280 Salish Court, Burnaby addressed Council opposing the rezoning application as it would interfere with the residents' right to privacy.

In response to a number of questions raised by speakers regarding this rezoning application, Council requested staff prepare a report on the "residents' club" membership requirements, the regulations of music and lighting outdoors, and clarification of the 8:00 p.m. closing hours of the outdoor patio. Council requested clarification if the patio would be completely shut down at 8:00 p.m. or if only the liquor sales would cease at that time.

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 9500 Erickson Drive from CD Comprehensive Development District (based on RM4 Multiple Family Residential District Guidelines) to "Amended" CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Commercial District and C2 Community Commercial Guidelines, and in accordance with the development plan entitled "Proposed Terrace at the Village Inn Pub for MRC Consulting" prepared by Tritan Management Group).

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

MOVED BY ALDERMAN CORRIGAN:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference No. 71/90 be now terminated."

CARRIED UNANIMOUSLY

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED 'AFFORDABLE HOUSING ASSOCIATION, 5850 SUNSET STREET' PREPARED BY G. MARVIN, ARCHITECT)

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 19, 1991" - BYLAW NO. 9578

Rezoning Reference #4/91

Lot 369, D.L. 80, Plan 63971

5850 Sunset Street

The purpose of the proposed amendment to the Zoning Bylaw is to permit the construction of a 48 unit family rental social housing project.

A letter dated 1991 May 27 was received from P.E. Hansen, 122 - 5870 Sunset Street on behalf of the owners of Cedar Parks Apartments advising that the location for a 48 unit family rental social housing project in this area is not suitable. The reasons for objecting to the rezoning proposal include the design and appearance of the proposed project is not in keeping with the appearance of other major projects in the area, the congestion and traffic by pedestrians on the surrounding streets, and the potential for certain unwanted activities along the walkway between Sprott and Canada Way which would create a danger for women, children and senior citizens.

In concluding, the writer advised that the owners of Cedar Park Apartments are in favour of the type of housing proposed but submit that the location for the project is not suitable.

A petition containing 138 signatures of residents from Kincaid Street, Godwin Avenue, Sprott Street, Douglas Road, Woodsworth Street and Sunset Street was received in opposition to the rezoning proposal. The content of the petition reads as follows:

"We, the undersigned tax payers protest the proposed rezoning of 5850 Sunset Street from the present P5 Community Institutional Zoning to CD Comprehensive based on RM2"

A letter dated 1991 May 28 was received from Ernst Meyer, 5670 Kincaid Street, Burnaby advising of his opposition to the rezoning proposal and requesting that Council conduct a review of the impact that this type of project would have on the surrounding community and what alternatives are available prior to considering this amendment. The writer further commented on the overcrowding of nearby Douglas Road Elementary School, and the lack of facilities available to any additional residents in the area.

Gary Marvin, Architect for the rezoning project addressed Council and provided background and a brief overview of the rezoning particulars. Mr. Marvin felt that the location for this project was suitable for family housing and that the project would be enhanced by quality landscaping, open space, underground parking, a walkway connecting Canada Way with Sprott Street and a childcare facility to serve the residents of the building.

Alderman Young arrived at the Public Hearing at 8:20 p.m. and took his place at the Council table.

Keith Davis, representative from Affordable Housing Advisory Association addressed Council and advised that the Association manages over 1,300 family and senior citizen units in the Lower Mainland.

Mr. Davis elaborated on the tenant selection process for senior and family rental social housing projects and advised that 30% of a resident's income goes towards rent with the remaining 70% being absorbed by the Provincial and Federal government. Mr. Davis further commented on the parking facilities which will be located underground and a proposed childcare facility for use of tenants within the facility.

In concluding Mr. Davis advised that concerted efforts have been made to address concerns of the neighbourhood with respect to this rezoning proposal.

Helmut Keller, 5787 Sprrott Street, Burnaby addressed Council opposing the rezoning application and advised that there is an congestion and lack of neighbourhood facilities to serve additional residents to the neighbourhood.

Robert Brodeur, 5737 Sprrott Street, Burnaby addressed Council opposing the rezoning application and advised that there is an existing parking problem in the area which would only be compounded with the addition of 48 more residential units and their respective visitors. Mr. Brodeur advised of his support for a church or community centre on the subject property as it would not create a parking problem on an everyday basis.

Gloria Ackland, 7773 Elwell Street, Burnaby addressed Council in support for the rezoning proposal due to the need for family social housing.

Ernst Meyer, 5670 Kincaid Street, Burnaby addressed Council in opposition to the rezoning application. Mr. Meyer was concerned that there were no stores in the area to meet the demands of additional residents and that Douglas Elementary School is already in an overcrowded situation. In concluding Mr. Meyer requested that Council consider the social and economic conditions and possibly conduct an impact study before giving further consideration to this proposal.

James M. Sumpton, 5622 Kincaid Street, Burnaby addressed Council advising that the subject site would be unsuitable for a 48 unit residential building. Mr. Sumpton was concerned that the site is located at a corner of 3 major streets and the area is currently overburdened with parking and traffic problems.

Jose Facharez, 7574 E. Hastings Street, Burnaby addressed Council in support of the family social housing project.

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 5850 Sunset Street from CD Comprehensive Development District (based on P5 Community Institutional District guidelines) to "Amended" CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the development plan entitled "Affordable Housing Association, 5850 Sunset Street" prepared by G. Marvin, Architect).

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 No. 4/91 be now terminated."

CARRIED UNANIMOUSLY

3. FROM C1 NEIGHBOURHOOD COMMERCIAL DISTRICT AND C4 SERVICE COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2A COMMUNITY COMMERCIAL DISTRICT GUIDELINES AND THE DEVELOPMENT PLAN ENTITLED 'NEIGHBOURHOOD PUB AND PROPOSED BEER AND WINE STORE, 7557 EDMONDS STREET, BURNABY', PREPARED BY RAYMOND Y. CHING, ARCHITECTS AND ASSOCIATES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 20, 1991" - BYLAW NO. 9579

Rezoning Reference #6/91

Pcl. One, D.L. 30, Ref. Plan 80516

7557 Edmonds Street

The purpose of the proposed amendment to the Zoning Bylaw is to permit the establishment of a retail beer and wine store.

A letter dated 1991 May 22 was received from the Secretary Treasurer of School District No. 41 - Burnaby on behalf of the Board of School Trustees, 5325 Kincaid Street, Burnaby, B.C. The Board of School Trustees had previously expressed concerns regarding the establishment of a liquor facility at this location and would like to ensure that these concerns will be taken into consideration by Council.

A letter dated 1991 May 15 was received from the Administrator, New Vista Society, 7550 Rosewood Street, Burnaby, B.C. advising that the Society has no objection to the proposed beer and wine store and therefore supports the rezoning for this purpose.

A letter dated 1991 May 17 was received from Pacificon Systems Ltd., 7566 Edmonds Street, Burnaby, B.C. objecting to the proposed beer and wine store at 7557 Edmonds Street.

The major concern of the writer is the additional parking and traffic problems in the area and other annoyances that have been experienced with the patrons of this facility.

A letter dated 1991 May 17 was received from Mr. & Mrs. W. Whittaker, New Vista Towers, 412 - 7210 Mary Avenue, Burnaby expressing their support for the proposed beer and wine store in their neighbourhood. The writers were of the opinion that this facility would be an asset to their community.

A letter dated 1991 May 27 was received from H. Hall, 1411 - 7216 Mary Avenue, Burnaby in support of the proposed beer and wine store at 7557 Edmonds Street.

A petition containing 18 signatures of residents from 7210 Mary Avenue was received in support of the rezoning proposal.

The content of the petition reads as follows:

"We, the undersigned are in favour of having a beer and wine store open at 7557 Edmonds Street, Burnaby, B.C."

A letter dated 1991 May 27 was received from G. B. Fox, 1201 - 7216 Mary Avenue, Burnaby, B.C. expressing support for a beer and wine store at 7557 Edmonds Street.

A letter dated 1991 May 27 was received from Charmaine MacLeod, 1414 - 7216 Mary Avenue, Burnaby, B.C. expressing support for the rezoning proposal.

A petition containing 27 signatures of the residents of Rosewood Street, Elwell Street and Mary Avenue was received in opposition to the proposal for a beer and wine store at 7557 Edmonds Street.

The content of the petition reads as follows:

"We, the undersigned, are opposed to the granting of a beer and wine store licence to the Oliver Twist Pub in Burnaby."

A letter dated 1991 May 27 was received from Lancaster Medical Supplies and Prescriptions, 2 - 7487 Edmonds Street, Burnaby, B.C. supporting the application for a cold beer and wine store at 7557 Edmonds Street.

A letter dated 1991 May 28 was received from Gary Murray, Manager of Sutton Group, 7348 Kingsway, Burnaby, B.C. advising that his company and over 60 sales people are in favour of the beer and wine store being located at Oliver Twist Pub on Edmonds Street.

Lawrence A. Gill, 507 - 7210 Mary Avenue, Burnaby addressed Council in support of the rezoning application. Mr. Gill advised Council that for reasons of disability, he was a resident of the senior's complex and would therefore enjoy close and easy accessibility to the proposed facility.

Thomas H. Oliver, 7216 Mary Avenue addressed Council advising that he supported the rezoning application and would enjoy the close proximity of a cold beer and wine store.

Thelma Dickson, 210 - 7210 Mary Avenue addressed Council in support of the rezoning proposal for reasons of convenience.

Kathleen McBurnie, 503 - 7210 Mary Avenue addressed Council in support of the rezoning application and enquired as to the position of opposition from the Advisory Planning Commission.

In response to Mrs. McBurnie's enquiry, the Director Planning and Building Inspection advised that the Advisory Planning Commission did not support this application as it agreed with the concerns of the Board of School Trustees regarding the close proximity of the facility to Edmonds School.

Diana Hall, appeared before Council on behalf of B.C. Government Employee Union Members employed in government liquor stores. Ms. Hall advised Council that there are two major points to consider with respect to the application for the subject beer and wine store, being:

- an increase in the number of liquor outlets corresponds to an increase in alcohol related problems within a given community;
- liquor policy infringement (i.e. selling alcohol to minors) is more common with competition amongst liquor outlets.

Ms. Hall advised that currently within B.C. we are witnessing an ambitious and conscious move by the Provincial Government to deregulate alcohol sales through the privatization of liquor stores. Local governments are given the responsibility for developing policies regarding beer and wine stores; therefore, they are placed under considerable pressure by private enterprises to grant such liquor licences.

Ms. Hall advised that the B.C.G.E.U. are encouraging local governments to maintain and strengthen their control over the sale of alcohol products and that careful attention must be given to the consequences of alcohol abuse.

In concluding, Ms. Hall urged Council to reject the rezoning application.

Dorothy M. Beauchamp, 701 - 7210 Mary Avenue addressed Council advising that both herself and her husband are in support of the rezoning application and that they would enjoy the convenience of a cold beer and wine store in their neighbourhood.

Len Marcellus, 8149 - 18th Avenue, Burnaby addressed Council in support of the rezoning proposal and stressed that the Edmonds area is predominantly commercial and therefore suitable for the proposed type of facility.

Jim Siemen, 7341 - 19th Avenue, Burnaby addressed Council in support of the rezoning proposal.

Alice Leduc, 7210 Mary Avenue, Burnaby addressed Council in support of the rezoning proposal.

Leonard R. Baker, 1108 - 7216 Mary Avenue addressed Council advising of his support for the rezoning application.

Mr. Ron Shulman, Berger and Nelson, Barristers and Solicitors, 300 - 1710 Water Street, Vancouver, B.C. addressed Council on behalf of the applicants for the rezoning proposal. Mr. Shulman advised that the introduction of this type of facility into the neighbourhood is not necessarily a question of need but rather of convenience for local residents. Mr. Shulman further commented that when the initial neighbourhood pub application came forward, a study was conducted to address the concerns regarding the close proximity to the school and it was found that there was a low percentage of students who were exposed to the facility on their way to and from school.

Patrice E. Pratt, 3806 Garden Grove Drive, Burnaby addressed Council in opposition of the rezoning application for various reasons. Ms. Pratt commented on the Provincial Government Liquor Privatization Policy and its negative impact on British Columbia Government Employee workers. Cold beer and wine stores are not suitably staffed to deal with the criminal element and are therefore more vulnerable to crime as compared to a government liquor outlet.

Elisabeth Bloder, 804 - 7210 Mary Avenue, Burnaby addressed Council in support of the rezoning proposal and advised that the current owners of the facility are good corporate citizens.

Ben McDonald, 7587 Imperial Street, Burnaby addressed Council in support of the rezoning proposal.

Owen Donaldson, 7076 - 6th Street, Burnaby, B.C. addressed Council in support of the proposal for a beer and wine store on Edmonds Street.

Lawrence A. Gill, 7210 Mary Avenue, Burnaby again addressed Council taking exception to comments made by previous speakers.

Hank Bodnar, 4147 Watling Street, Burnaby addressed Council advising that the addition of a cold beer and wine store to this neighbourhood would only create an increase in the existing problems being experienced.

Peter Diamantopoulos, 7530 Edmonds Street, Burnaby addressed Council and advised that he is the owner of Versailles Restaurant on Edmonds Street. The speaker advised Council of his support for the rezoning application and complimented the management of the Oliver Twist Pub on a very well run business.

John England, 7076 - 6th Street, Burnaby addressed Council in support of the rezoning application for reasons of convenience.

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 7557 Edmonds Street from C1 Neighbourhood Commercial District and C4 Service Commercial District to CD Comprehensive Development District (based on C2A Community Commercial District guidelines and the development plan entitled "Neighbourhood Pub and Proposed Beer and Wine Store, 7557 Edmonds Street, Burnaby" prepared by Raymond Y. Ching, Architects and Associates).

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN LAWSON:

"THAT this Public Hearing relating to Rezoning Reference No. 6/91 be now terminated."

CARRIED UNANIMOUSLY

4. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 21, 1991" - BYLAW NO. 9580

The purpose of the proposed Zoning Bylaw text amendment is to provide for parking for disabled persons in accordance with the requirements of the B.C. Building Code, and the marking of such parking with the sign specified in the Provincial Motor Vehicle Act regulations and the international symbol for wheelchair accessibility.

No one appeared in connection with the Text Amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment a decision was reached to SUPPORT the amendment to the Zoning Bylaw to provide for parking for disabled persons in accordance with the requirements of the B.C. Building Code, and the marking of such parking with the sign specified in the Provincial Motor Vehicle Act Regulations and the international symbol for wheelchair accessibility.

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

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to the Text Amendment be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN RANKIN:
SECONDED BY ALDERMAN YOUNG:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:40 p.m.

Confirmed:

Certified Correct:

Geon Nikolai
ACTING MAYOR

Maureen Taggart
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 MAY 28 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 RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM4 MULTIPLE FAMILY RESIDENTIAL DISTRICT, C1 NEIGHBOURHOOD COMMERCIAL DISTRICT AND C2 COMMUNITY COMMERCIAL DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED 'PROPOSED TERRACE AT THE VILLAGE INN PUB FOR MRC CONSULTING' PREPARED BY TRITAN MANAGEMENT GROUP)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 18, 1991" - BYLAW NO. 9577

Rezoning Reference #71/90

Lot 85, D.L. 4, Plan 38877

9500 Erickson Drive

The purpose of the proposed amendment to the Zoning Bylaw is to permit the establishment of an outdoor patio area in conjunction with the existing licensed residents' club.

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P5 COMMUNITY INSTITUTIONAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM2 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED 'AFFORDABLE HOUSING ASSOCIATION, 5850 SUNSET STREET' PREPARED BY G. MARVIN, ARCHITECT)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 19, 1991" - BYLAW NO. 9578

Rezoning Reference #4/91

Lot 369, D.L. 80, Plan 63971

5850 Sunset Street

The purpose of the proposed amendment to the Zoning Bylaw is to permit the construction of a 48 unit family rental social housing project.

3. FROM C1 NEIGHBOURHOOD COMMERCIAL DISTRICT AND C4 SERVICE COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2A COMMUNITY COMMERCIAL DISTRICT GUIDELINES AND THE DEVELOPMENT PLAN ENTITLED 'NEIGHBOURHOOD PUB AND PROPOSED BEER AND WINE STORE, 7557 EDMONDS STREET, BURNABY', PREPARED BY RAYMOND Y. CHING, ARCHITECTS AND ASSOCIATES)
"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 20, 1991" - BYLAW NO. 9579

Rezoning Reference #6/91

Pc1. One, D.L. 30, Ref. Plan 80516

7557 Edmonds Street

The purpose of the proposed amendment to the Zoning Bylaw is to permit the establishment of a retail beer and wine store.

4. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 21, 1991" - BYLAW NO. 9580

The purpose of the proposed Zoning Bylaw text amendment is to provide for parking for disabled persons in accordance with the requirements of the B.C. Building Code, and the marking of such parking with the sign specified in the Provincial Motor Vehicle Act regulations and the international symbol for wheelchair accessibility.

All persons who deem their interest in property affected by the proposed bylaws 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 applications are available for public examination at the offices of the Planning Division, 3rd floor, in the Burnaby Municipal Hall.

Copies of the proposed bylaws may be inspected at the office of the Municipal Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Tuesday, 1991 May 07 to 4:30 p.m. on Tuesday, 1991 May 28.

C.A. Turpin
MUNICIPAL CLERK