

1991 JANUARY 29

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1991 January 29 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Alderman D.P. Drummond (arrived 7:44 p.m.)
Alderman D.G. Evans
Alderman D.A. Lawson
Alderman L.A. Rankin
Alderman C.M. Redman
Alderman J. Young

ABSENT: Alderman D.R. Corrigan
Alderman E. Nikolai

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

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

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 3, 1991" - BYLAW NO. 9530

The purpose of the proposed bylaw text amendment is to permit automobile repair services and motor vehicle inspections in certain commercial and industrial zoning districts.

No one appeared in connection with this 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 use of automobile repair services and motor vehicle inspections in certain commercial and industrial zoning districts.

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

2. FROM M3 HEAVY INDUSTRIAL DISTRICT TO A2 SMALL HOLDINGS DISTRICT
"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 88, 1990" - BYLAW NO. 9521

Rezoning Reference #64/90

Lot 7 exc: Part on Statutory Right-of-Way Plan 68847; Northerly 76 ft. of Lot 8 exc: Part on Statutory Right-of-Way Plan 68847; and Lot 8 exc: Firstly Northerly 76 ft., Secondly Part on Statutory Right-of-Way Plan 68847; all of Grp. 1, NWD, Plan 1034

6148/78 Thorne Avenue; 8167 Willard Street

The purpose of the proposed rezoning bylaw amendment is to bring the zoning of the subject properties into conformance with the adopted Big Bend Development Plan and the Official Community Plan.

A letter dated 1991 January 22 was received from Karen Flynn, 8095 Willard Street, Burnaby expressing support for the rezoning proposal.

Ms. Flynn advised that her property abutts the subject property and was of the opinion that any type of heavy industrial activity on that property would be in discord with the surrounding neighbourhood which is predominantly residential and/or large garden area.

In supporting the rezoning proposal to A2 Small Holdings District, Ms. Flynn concluded that the residential aspect of her neighbourhood should be respected and that the heavy industrial zoning currently on the property is inappropriate to the surrounding area.

A letter dated 1991 January 28 was received from Bagijo & G. Sardjono, 5971 Wallace Road, Richmond expressing support for the rezoning of the subject property from Heavy Industrial District to Small Holdings District.

Victoria Smith, 8030 Willard Street addressed Council advising that she supported the rezoning application and reiterated the comments made in the letter previously noted from Ms. Karen Flynn. Ms. Smith's main concern with the current zoning was contamination and pollution of the soils as a result of a heavy industrial use on the property.

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 6148, 6178 Thorne Avenue; 8167 Willard Street from M3 Heavy Industrial District to A2 Small Holdings District.

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 #64/90 be now terminated."

CARRIED UNANIMOUSLY

3. FROM M2 GENERAL INDUSTRIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON CI NEIGHBOURHOOD COMMERCIAL GUIDELINES) AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "COMMERCIAL DEVELOPMENT" PREPARED BY URBAN DESIGN GROUP ARCHITECTS

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 1, 1991" - BYLAW NO. 9528

Rezoning Reference #23/90

Pcl. 2 (Exp. Plan 10916) of Parcel A,
Blk. 23, D.L. 1, Plan 3043

4563 North Road

The purpose of the proposed rezoning bylaw amendment is to permit retail development.

Mr. Tom Thompson, Urban Design Group Architects Ltd., 900 - 815 West Hastings Street, Vancouver appeared before Council as the applicant for the rezoning of the subject property and advised that he was available to respond to any questions that either Council or the public may have with respect to the proposal.

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 4563 North Road from M2 General Industrial District to CD Comprehensive Development District (based on C1 Neighbourhood Commercial guidelines) and in accordance with the development plan entitled "Commercial Development" prepared by Urban Design Group 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 #23/90 be now terminated."

CARRIED UNANIMOUSLY

4. FROM R3 RESIDENTIAL DISTRICT TO P2 ADMINISTRATION AND ASSEMBLY DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 2, 1991" - BYLAW NO. 9529

Rezoning Reference #65/90

Portion of Lot 5, D.L. 74, Plan 86028

Portion of 4803 Canada Way

The purpose of the proposed rezoning bylaw amendment is to permit the development of a fire hall at 4803 Canada Way, including the subject portion of the site.

A letter dated 1991 January 14 was received from Tony Fabian, 5288 Hardwick Street, Burnaby expressing his opposition to the location of a firehall on the subject property. Mr. Fabian was of the opinion that the proposed location for the firehall was not suitable and felt that the Wayburn area would be a more practical and safer area for a firehall.

A letter dated 1991 January 24 was received from Robin L. Newman, 4806 Canada Way, Burnaby expressing opposition for the rezoning application. Mr. Newman was concerned that the size and construction of the proposed firehall has nearly doubled from the original plan and because he resides directly across from the site he and his family would be severely affected by noise and headlights peering into their living room and bedrooms twenty-four hours a day.

Rita Katzel, 5255 Shelby Court, Burnaby addressed Council in opposition to the proposed rezoning to accommodate a firehall on the subject property. Ms. Katzel advised that she had initially purchased her property because of the quiet residential environment and felt that the proposed firehall would infringe upon the peace and quiet of the neighbourhood. In conclusion Ms. Katzel suggested that Council consider negotiating with the Provincial Government to build a firehall in the Discovery Park area which she felt would better service Burnaby Hospital.

Alderman Drummond arrived at the Public Hearing at 7:44 p.m. and took his place at the Council table.

Michael Wahl, 4802 Canada Way, Burnaby addressed Council and advised that when he purchased his property in 1989 he was advised that the proposed firehall would be a two-bay structure whereas the current proposal suggests that it be a three or four bay structure.

Mr. Wahl advised that he resides immediately across the street and therefore would be directly affected by the noise and flashing lights from the emergency vehicles. In conclusion, Mr. Wahl advised that if a firehall in the location is a necessity, he would only support a two-bay structure.

In response to an enquiry from Council regarding the location of bus stops in relation to access to and from the firehall, Mr. A.L. Parr, Director Planning and Building Inspection advised that consideration of bus stop placement will be included in the design detail of the proposal, specifically when determining the access location for the firehall.

Rita Katzel, 5255 Shelby Court again addressed Council advising that she was a registered nurse and that her reason for suggesting the location of Discovery Park for the firehall was because of its close proximity to Burnaby Hospital.

Mr. Al Van de Bogart, 4818 Canada Way, Burnaby addressed Council advising that he felt the subject property was not a suitable location for a firehall. Mr. Van de Bogart advised that he had previously suggested to Council that they consider going a further three blocks west of the subject property for the placement of the firehall which would provide excellent visibility and better access. In conclusion Mr. Van de Bogart enquired as to how the proposed location was chosen and requested that Council make a rational decision regarding this rezoning application.

In response to Mr. Van de Bogart's question regarding the chosen location of the firehall, Mr. A.L. Parr, Director Planning and Building Inspection advised that there were a number of reports dealing with the overall analysis of the current location which could be made available to Mr. Van de Bogart.

Robin Newman, 4806 Canada Way, Burnaby addressed Council and enquired as to why a firehall was being located in the middle of a residential area. In referring to a buffer that will be placed to the east, west and north of the property, Mr. Newman enquired if the four homes directly south of the subject property will also be provided with a buffer. Mr. Newman advised that the original plan for the firehall was to be a two-bay facility whereas the current proposal suggests that all manpower and equipment from the Number 1 Firehall will be moved to this site and will be constructed with three to four bays.

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 4803 Canada Way from R3 Residential District to P2 Administration and Assembly District.

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 Rezoning Reference #65/90 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN DRUMMOND:
SECONDED BY ALDERMAN LAWSON:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:06 p.m.

Confirmed:

Certified Correct:


MAYOR


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 JANUARY 29 AT 7:30 P.M.

In the Municipal Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2, to receive representation in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. TEXT AMENDMENT

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BYLAW NO. 3, 1991" - BYLAW NO. 9530

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BYLAW NO. 1, 1991" - BYLAW NO. 9528

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4563 North Road

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4. FROM R3 RESIDENTIAL DISTRICT TO P2 ADMINISTRATION AND ASSEMBLY DISTRICT

"BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 2, 1991" - BYLAW NO. 9529

Rezoning Reference #65/90

Portion of Lot 5, D.L. 74, Plan 86028

Portion of 4803 Canada Way

The purpose of the proposed rezoning bylaw amendment is to permit the development of a fire hall at 4803 Canada Way, including the subject portion of the site.

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

C.A. Turpin
MUNICIPAL CLERK