

1991 APRIL 30

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

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

ABSENT: Alderman D.A. Lawson  
Alderman J. Young

STAFF: Mr. D.G. Stenson, Deputy Director Planning and  
Building Inspection  
Mrs. M. Pasqua, Administrative Officer

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

1. TEXT AMENDMENT

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 15, 1991" - BYLAW NO. 9561

The purpose of the proposed Zoning Bylaw text amendment is to revise the service and commercial uses permitted in the P2 zone and the technical standards for permitted uses.

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 revision of the service and commercial uses permitted in the P2 Zone and the technical standards for permitted uses.

There were no further submissions received in connection with this text amendment.

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to the text amendment be now terminated."

CARRIED UNANIMOUSLY

2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT, C3 GENERAL COMMERCIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY PLAN ENTITLED GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BURNABY CELL SITE, KINGSWAY AND SALISBURY, BURNABY PLANS", PREPARED BY ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES)  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 16, 1991" - BYLAW NO. 9562

Rezoning Reference #66/90

Lot 211, D.L. 95, Grp. 1, N.W.D., N.W. 1960

7235 Salisbury Avenue

The purpose of the proposed amendment to the zoning Bylaw is to permit the construction of cellular antennas on the roof of the existing apartment tower, as well as the development of a radio equipment room in the basement.

Mr. Ray Carter, Project Manager and Consultant for B.C. Cellular addressed Council and provided a brief overview of the proposed construction and installation of cellular antennas on the roof of the existing apartment tower as well as the development of a radio equipment room in the basement.

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 located at 7235 Salisbury Avenue from CD Comprehensive Development District (Based on RM5 Multiple Family Residential District and C3 General Commercial District Guidelines) to "Amended" CD Comprehensive Development District (Based on RM5 Multiple Family Residential District, C3 General Commercial District and P2 Administration and Assembly District Guidelines, and in accordance with the development plan entitled "Cell Site, Kingsway and Salisbury, Burnaby Plans", prepared by Robertson Kilbeins Teevan Gallaher Associates).

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

MOVED BY ALDERMAN DRUMMOND;  
SECONDED BY ALDERMAN CORRIGAN:

"THAT this Public Hearing relating to Rezoning Reference #66/90 be now terminated."

CARRIED UNANIMOUSLY

3. FROM R5 RESIDENTIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT USE AND DENSITY, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "TWIN TOWERS - METROTOWN" PREPARED BY HAMILTON DOYLE ARCHITECTS

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 17, 1991" - BYLAW NO. 9563

Rezoning Reference #5/91

Lots 5 and 7, D.L. 153, Plan 8362; Lot 6, D.L.'s 151 and 153, Plan 8362; Lot 37, D.L. 153, Plan 1768; Lots 35 and 36, D.L. 153, Plan 7688; Pcl. C (Ex. Plan 22679) of Lots 10 and 11, D.L.'s 151 and 153, Plan 8362; Lots 12 and 13, D.L.'s 151 and 153, Plan 8362; Lot 14, D.L. 153, Plan 8362; Westerly 86.5 ft. of Lot B, D.L. 153 having a frontage of 86.5 ft. on Hazel Street adjoining south boundary of said Lot B and adjoining the westerly boundary of said Lot B, Plan 4091; Lot B except the westerly 86.5 ft. having a frontage of 86.5 ft. on Hazel Street (adjoining south boundary of the said lot) and adjoining the westerly boundary of the said lot, D.L. 153, Plan 4091; Pcl. B (64408E) Lot 26, D.L. 153, Plan 1768; Pcl. "A" (Plan with Charge Deposited No. 41538C) Lots 26 and 27, D.L. 153, Plan 1768; Lot 86, D.L. 153, Plan 31986, Grp. 1

4626/34/44/52/58/66 Grange Street; 4617/31/37/43/53/65/73/85 Hazel Street; 6035 Sussex Avenue

The purpose of the proposed amendment to the Zoning Bylaw is to permit development of two high-rise apartment buildings.

A letter dated 1991 April 24 was received from V.A.K. Housing Consultants Limited objecting to the proposed rezoning amendment. The writer stated that the quality of the project, on this most critical northerly view property, has been diminished greatly from the previous northerly view submission. Traffic and parking issues previously questioned by the community will now be highly objectionable due to the approximate 30% increase in unit density and parking. With the large increase in 1 bedroom units, the writer felt that there will be a considerable increase in the peak hour traffic volumes due to fewer retired owner/occupier residents.

An undated letter was received from Mrs. Helen Creek, 304 - 5950 Booth Avenue, Burnaby, B.C. V5H 3A8 objecting to the rezoning proposal. Mrs. Creek was concerned with the shadowing effects that additional apartment towers will have on the neighbourhood and therefore suggested that three and four storey apartments be given consideration for this site.

A letter dated 1991 April 26 was received from Singleton, Urquhart, MacDonald, (Solicitors for Crystal Place Development Ltd.), 1200 - 1125 Howe Street, Vancouver, B.C. V6Z 2K8. The writer advised that Crystal Place, which is located adjacent to the proposed development formally opposes the rezoning proposal for this piece of property for a number of reasons. The letter stated that the development will be detrimental to life in the community and the MetroTown area due to the increase in density, the quality of the development (which excludes several amenities proposed in the first rezoning application) and increased traffic congestion on the local streets.

Mr. Phil Herring, 5637 Booth Avenue, Burnaby addressed Council expressing his disappointment at the lack of information available on this rezoning proposal. Mr. Herring questioned the difference between the current rezoning application and the original application which was submitted two years prior. Mr. Herring further questioned the status of the derelict buildings which are on the development sites which are abandoned and becoming a nuisance to the neighbourhood.

In concluding, Mr. Herring advised that he has once again petitioned against highrise development on the proposed site in his neighbourhood and has determined that residents continue to object to highrise development.

Mr. Herring submitted a petition containing 27 signatures of area residents advising of their objection to the rezoning application, the contents of which are contained hereunder:

"We, the undersigned homeowners and residents living near the site of the requested zoning amendment #5/91, object to the proposed rezoning request for the property on the south side of Grange Street centered on Booth Street to provide two highrises.

Our concern is the high density requested by the developers, i.e. approximately 40/50% higher than the original rezoning request for this property. We prefer a rezoning which provides only lowrise development - however, if Council will not agree to this we request that the unit density be no greater than the original request and the same as the recently constructed highrise at Grange and McKay."

Mr. John Singleton, Singleton, Urquhart, MacDonald, 1200 - 1125 Howe Street, Vancouver addressed Council advising that he represented Crystal Place Developments Ltd. which is located adjacent to the subject property at 4603 Hazel Street. Mr. Singleton advised that he was submitting a petition containing 37 signatures of the residents of Crystal Place, the contents which reads as follows:

"I/we the undersigned property owner/resident at listed address neighbouring above-mentioned project hereby object to the above-mentioned to original zoning application of February 1990. The following changes are unacceptable to us:

1. Increased traffic congestion caused by large increase in number of units (360 cars).
2. Density increase resulting from very small one-bedroom units.
3. Deletion of "condominium standard" on-site amenities."

In concluding his comments, Mr. Singleton advised that this proposal was considered as a down-grade from the original proposal in terms of development quality and further requested that a traffic study be conducted in order to determine the impact on the local infrastructure.

Mr. Larry Doyle, Hamilton Doyle Architects, 200 - 1450 Creekside Drive, Vancouver addressed Council as the architect for the proposed rezoning development and advised that he had in his possession the plans for the proposed development which he would make available to any interested party.

Mr. Doyle elaborated on the current developer's approach to the project in terms of the social and economic features. The two towers proposed will be considerably more compact than the initial development scheme which will result in less of a view obstruction and shading on the neighbourhood. Parking will also be more compact leaving a larger natural area surrounding the development. The exterior finish of the two towers will be brick whereas the original scheme was to be acrylic stucco.

Alderman L.A. Rankin retired from the Council Chamber at 8:26 p.m.

In response to an enquiry from Council regarding the delay in demolition of the existing buildings on the subject property, Mr. Doyle assured Council that the matter is now in hand and the demolition will be expedited by the developer.

Mrs. Marion Herring, 5637 Booth Avenue, Burnaby addressed Council in objection to the rezoning proposal and requested that Council give consideration to low rise development on the subject property. Mrs. Herring stated her preference for family units rather than the 700 square foot single family units being proposed and that additional amenities be incorporated in the design. Bonsor Recreation Centre is already overused and the construction and occupation of the two proposed towers will only serve to impact on this situation. In concluding, Mrs. Herring addressed the issue of traffic congestion in the area and the danger it creates for the pedestrian traffic going to and from the MetroTown area.

Mr. Vern Delgatty, 6112 Sussex Avenue, Burnaby addressed Council representing V.A.K. Housing Consultants Ltd. advising of his concern regarding an increase in traffic and crime in the area as a result of the proposed population density for this site. Mr. Delgatty felt that both Council and the developers should look more closely at the social aspects and impact of the project on the neighbourhood and suggested that a mix of more one and two bedroom units would be an improvement. Mr. Delgatty was complimentary on the design of the project but was further concerned regarding the deletion of the amenities originally proposed for this development project.

Ms. Lillian Peters, 205 - 4603 Hazel Street, Burnaby addressed Council expressing the importance of the introduction of amenities into a development scheme such as being proposed for the pleasure and use of the residents.

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 located at 4626/34/44/52/58/66 Grange Street; 4617/31/37/43/53/65/73/85 Hazel Street; 6035 Sussex Avenue from R5 Residential District and C3 General Commercial District to CD Comprehensive Development District (based on RM5 Multiple Family Residential District use and density, and in accordance with the development plan entitled "Twin Towers - MetroTown" prepared by Hamilton Doyle Architect).

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 #5/91 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN DRUMMOND:  
SECONDED BY ALDERMAN NIKOLAI:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:55 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 APRIL 30 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. 15, 1991" - BYLAW NO. 9561

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2. FROM CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT AND C3 GENERAL COMMERCIAL DISTRICT GUIDELINES) TO "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON RM5 MULTIPLE FAMILY RESIDENTIAL DISTRICT, C3 GENERAL COMMERCIAL DISTRICT AND P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "BURNABY CELL SITE, KINGSWAY AND SALISBURY, BURNABY PLANS", PREPARED BY ROBERTSON KOLBEINS TEEVAN GALLAHER ASSOCIATES)

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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 Wednesday, 1991 April 03 to 4:30 p.m. on Tuesday, 1991 April 30.

C.A. Turpin  
MUNICIPAL CLERK