

1992 DECEMBER 15

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1992 December 15 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor D.A. Lawson
Councillor E. Nikolai
Councillor L.A. Rankin
Councillor C. Redman (Arrived 7:50 p.m.)
Councillor J. Young

ABSENT: Councillor D.R. Corrigan

STAFF: Mr. D.G. Stenson, Acting Director Planning and Building
M. Pasqua, Administrative Officer Operations

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 1992" - BYLAW NO. 9814

Rezoning Reference #16/92

Portion of 6850 - 20th Avenue

Portion of Lot 2, D.L. 171 Grp. 1, Plan 83203

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 use and density, and in accordance with the development entitled "City in the Park - Residential Tower - Phase II" prepared by Hamilton Doyle Architects)

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a high-rise residential tower.

Mr. Larry Doyle, Hamilton Doyle Architects, 200 - 1450 Creekside Drive, Vancouver addressed Council as the applicant for rezoning. For the benefit of Council and the public gallery, Mr. Doyle offered to review the features of what he considered to be a significant residential development.

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 6850 - 20th Avenue 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 use and density, and in accordance with the development entitled "City in the Park - Residential Tower - Phase II" prepared by Hamilton Doyle Architects).

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR RANKIN

"THAT this Public Hearing relating to Rezoning Reference #16/92, Bylaw No. 9814 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1992" - BYLAW NO. 9815

Rezoning Reference #17/92

Portion of 6850 - 20th Avenue and 7355 - 19th Street

Portion of Lot 2, D.L. 171 Grp. 1, Plan 83203 and Portion of Lot 52 (Exc. Pcl.5 [Plan with Fee Deposited 14587F], Pc. C. [Reference Plan 6916]), part subdivided by Plan 20695, D.L. 95, Grp. 1, NWD, Plan 927

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 and C1 Neighbourhood Commercial District use and density and in accordance with the development plan entitled "City in the Park - Commercial Development" prepared by Hamilton Doyle Architects)

The purpose of the proposed rezoning bylaw amendment is to accommodate development a small commercial building and to provide for a high-rise residential tower as a future phase.

Mr. Norbert Doyle, Chairman of the Strata Council of Savoy Carleton, 1206 - 6888 Station Hill Drive addressed Council with concerns of escalated crime in the neighbourhood resulting from the introduction of commercial businesses into a residential area. The specific concern is the proposal for a convenience store and, if the rezoning application is adopted, the speaker requested Council curtail the hours of operation to no later than 8:00 p.m.

Mr. William Proudlove, owner of 83 - 6700 Southpoint Drive, Burnaby addressed Council and supported the concerns of the previous speaker regarding hours of operation. Mr. Proudlove further mentioned his concern of litter which is inevitable around the areas of convenience stores.

In response to an inquiry from Council, the Acting Director Planning and Building indicated that the hours of operation for businesses in the proposed development may be regulated by means of the terms and conditions set out in the Comprehensive Development Plan.

Mr. Larry Doyle, Hamilton Doyle Architects, 200 - 1450 Creekside Drive, Vancouver addressed Council with assurances that space in the proposed building will be leased to only those businesses which will compliment the overall development. Mr. Doyle further indicated that the commercial component is small in comparison to the overall development scheme. In concluding, the speaker requested Council maintain the longer hours of operation as indicated in the report of the Director Planning and Building.

Councillor C.M. Redman arrived at the Public Hearing at 7:50 p.m. and took her place at the Council table.

Ms. Jackie Huff, 6888 Station Hill Drive, Burnaby addressed Council advising that her major concern with the proposal is the introduction of a convenience store into the neighbourhood. It will be impossible to safeguard the residences and the community against the crime and loitering which results from this type of business. In concluding, Ms. Huff indicated her support for commercial business in the proposal, with the exception of the convenience store. If the space is leased for a convenience store, the speaker requested Council curtail the hours of operation.

Mr. William Proudlove, 83 - 6700 Southpoint Drive, Burnaby again addressed Council and made reference to the report of the Director Planning and Building where it indicates there will be 13 different businesses in the new building. Mr. Proudlove inquired as to the percentage of commercial space to be used for the proposed convenience store. Mr. Proudlove further suggested that there were only 4 types of businesses mentioned which would require longer hours to be economically viable.

In response, the Acting Director Planning and Building indicated that the division of space and the number of tenants is market driven and therefore could not indicate at this time what is to be expected.

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 6850 - 20th Avenue 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 and C1 Neighbourhood Commercial District use and density and in accordance with the development plan entitled "City in the Park - Commercial Development" prepared by Hamilton Doyle Architects).

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #17/92, Bylaw No. 9815 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 1992" - BYLAW NO. 9816

Rezoning Reference #25/92

7623 and 7633 Burriss Street

Lots 175, 176, D.L. 86, Grp. 1, Plan 26395

From: R1 Residential District

To: R1a Residential District

The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing zoning.

A letter dated 1992 December 15 was received from The Reverend Edward Gale, 7667 Burriss Street, Burnaby indicating support for the rezoning application and requesting that the Western Red Cedar tree located close to Burriss Street on Lot 176 be preserved.

Ms. Grace Gordon Collins, Ernest Collins Architect, 312 E. Esplanade, North Vancouver addressed Council representing the owners of the subject property and advised she was available to respond to any question from Council. Ms. Collins further indicated that the tree referred to in the item of correspondence from The Reverend Edward Gale would definitely be preserved.

The Reverend Edward Gale, 7667 Burriss Street, Burnaby addressed Council and read his letter of support for the rezoning application. A copy of the letter is on file in the City Clerk's office.

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 properties at 7623 and 7633 Burris Street from R1 Residential District to R1a Residential District.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #25/92, Bylaw No. 9816 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 1992" - BYLAW NO. 9817

Rezoning Reference #38/92

6916 and 6936 Balmoral Street

Lot "A", C.L. 95, Grp. 1, Plan 5404; Lot 4, Blk. "B", D.L. 95, NWD, Plan 1264

From: R5 Residential District

To: RM2 Multiple Family Residential District

The purpose of the proposed rezoning bylaw amendment is to permit the development of a low-rise stacked townhouse project.

A letter dated 1992 December 08 was received from Ellie James, 6931 Balmoral Street, Burnaby stating her opposition to the rezoning proposal.

A letter dated 1992 December 03 was received from Ian and Telma Steward, 6975 Balmoral Street, Burnaby expressing support for the 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 the properties at 6916 and 6936 Balmoral Street from R5 Residential District to RM2 Multiple Family Residential District.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #38/92, Bylaw No. 9817 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 1992" - BYLAW NO. 9818

Rezoning Reference #49/92

7811 Canada Way

Lot 24 Exc: Part subdivided by Plan 34831, D.L. 29, Grp. 1, NWD, Plan 16339

From: R5 Residential District

To: P5 Community Institutional District

The purpose of the proposed rezoning bylaw amendment is to permit the subject site to be consolidated with the adjacent Braemaire Park Care Home site and the existing dwelling to be used as a caretaker suite for the rest home.

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 the property at 7811 Canada Way from P5 Community Institutional District from R5 Residential District.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #49/92, Bylaw No. 9818 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR RANKIN
SECONDED BY COUNCILLOR YOUNG

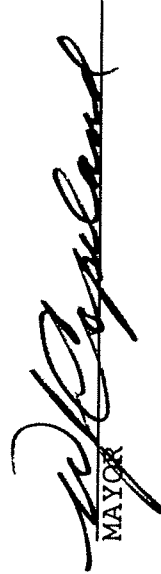
"THAT this Public Hearing (Zoning) do now adjourn."

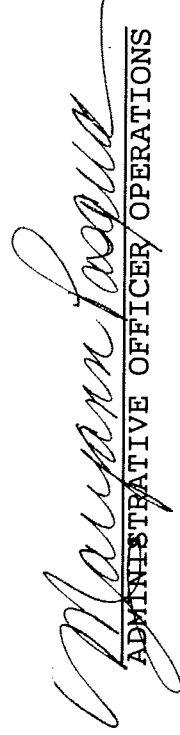
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:10 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER/ OPERATIONS

CITY OF BURNABY
ZONING BYLAW AMENDMENTS

PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 1992 DECEMBER 15 AT 7:30 P.M.

in the Council Chamber, Burnaby City 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. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 1992" - BYLAW NO. 9814

Rezoning Reference #16/92

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2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1992" - BYLAW NO. 9815

Rezoning Reference #17/92

Portions of 6850 - 20th Avenue and 7355 - 19th Street

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3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 1992" - BYLAW NO. 9816

Rezoning Reference #25/92

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From: R1 Residential District

To: R1a Residential District

The purpose of the proposed rezoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the prevailing zoning.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 1992" - BYLAW NO. 9817

Rezoning Reference #38/92

6916 and 6936 Balmoral Street

Lot "A", D.L. 95, Grp. 1, NWD, Plan 5404; Lot 4, Blk. "B", D.L. 95, NWD, Plan 1264

From: R5 Residential District

To: RM2 Multiple Family Residential District

The purpose of the proposed rezoning bylaw amendment is to permit the development of a low-rise stacked townhouse project.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 1992" - BYLAW NO. 9818

Rezoning Reference #49/92

7811 Canada Way

Lot 24 Exc: Part subdivided by Plan 34831, D.L. 29, Grp. 1, NWD, Plan 16339

From: R5 Residential District

To: P5 Community Institutional District

The purpose of the proposed rezoning bylaw amendment is to permit the subject site to be consolidated with the adjacent Braemaire Park Care Home site and the existing dwelling to be used as a caretaker suite for the rest home.

All persons who deem their interest in property affected by the proposed bylaw who wish to register an opinion may present letters and/or petitions addressed to the Mayor and Council, c/o Burnaby City Clerk's Department, 2nd Floor, 4949 Canada Way, Burnaby, B.C., V5G 1M2 prior to the Public Hearing or appear in person, by attorney or petitioner, 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 City Hall.

Copies of the proposed bylaw may be inspected at the office of the City Clerk at 4949 Canada Way, Burnaby, B.C. during regular business hours from Tuesday, 1992 November 30 to 4:45 p.m. on Tuesday, 1992 December 15.

C.A. Turpin
CITY CLERK

REGULAR COUNCIL MEETING
COUNCIL CHAMBER
Burnaby City Hall
4949 Canada Way
Burnaby, B.C.

TUESDAY

1992 DECEMBER 15

AGENDA

B Y L A W S

RECONSIDERATION AND FINAL ADOPTION:

PAGE BYLAW NUMBER

1. "Burnaby Zoning Bylaw 1965, Amendment
Bylaw No. 47, 1992"
RZ#37/92 - From CD COMPREHENSIVE DEVELOP-
MENT DISTRICT (Based on RM4 MULTIPLE
FAMILY RESIDENTIAL DISTRICT guidelines)
To AMENDED CD COMPREHENSIVE DEVELOPMENT
DISTRICT (Based on RM4 MULTIPLE FAMILY
RESIDENTIAL DISTRICT and P5 COMMUNITY
INSTITUTIONAL DISTRICT guidelines)
3755 McGill Street
Purpose - to allow the use of the Overlynn
Mansion to change to a youth oriented
medical use
(Item 17, Manager's Report No. 60, 1992 -
Council 1992 September 28; Tabled Matter -
Council 1992 October 05; Public Hearing
1992 October 27)
MEMORANDUM - DIRECTOR PLANNING AND
BUILDING - 1992 DECEMBER 07 601

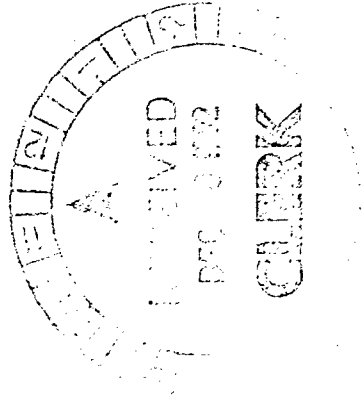
9795

BYLAW MEMORANDUM
Regular Council Meeting
1992 DECEMBER 15

RECONSIDERATION AND FINAL ADOPTION:

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 47, 1992" (BYLAW NO. 9795)
RZ #37/92 - From COMPREHENSIVE DEVELOPMENT DISTRICT CD (based on RM4
guidelines) to "Amdended" COMPREHENSIVE DEVELOPMENT DISTRICT CD (based on
RM4 and P5 guidelines)

3755 McGill Street



C I T Y O F B U R N A B Y
INTER-OFFICE COMMUNICATION

TO: CITY CLERK . 1992 DECEMBER 07

FROM: ACTING DIRECTOR PLANNING & BUILDING

SUBJECT: REZONING REFERENCE #37/92
AMENDMENT BYLAW NO. 47/92 BYLAW 9795
LEGAL: LOT 45, PLAN 40140, D.L. 186, GRP. 1, NWD.
PROPOSED CHANGE OF USE FOR OVERLYNN MANSION ON THE SETON VILLA SITE
FOR ACTION LINE HOUSING

=====

On 1992 October 13, Council gave First Reading to a rezoning bylaw amending
the zoning of the subject property at 3755 McGill Street.

FROM CD (based upon the RM4 guidelines)

TO CD (based upon the RM4 and P5 zone guidelines)

A Public Hearing was held on 1992 October 27 and Second Reading was given on
1992 November 02.

The prerequisite conditions have been completely satisfied as follows:

- a) The submission of a suitable plan for the use of the building noting
the necessary changes.

A plan indicating how the existing rooms on the first and second
floors will be used has been submitted. A sketch which shows six
parking spaces near the main entry to "Overlynn" has been
provided.
- b) The deposit of sufficient monies to cover the costs of any services
necessary to serve the site and the completion of a servicing
agreement covering all requisite services. All services are to be
designed to City standards and constructed in accordance with the
Engineering Design. One of the conditions for the release of
occupancy permits will be the completion of all requisite services.

The Engineer has indicated that no services are required in
conjunction with this rezoning. This situation will be reviewed
in the event of a future rezoning.

BYLAW MEMORANDUM
Regular Council Meeting
1992 DECEMBER 15

RECONSIDERATION AND FINAL ADOPTION:

"BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 47, 1992" (BYLAW NO. 9795)
RZ #37/92 - From COMPREHENSIVE DEVELOPMENT DISTRICT CD (based on RM4
guidelines) to "Amended" COMPREHENSIVE DEVELOPMENT DISTRICT CD (based on
RM4 and P5 guidelines)

3755 McGill Street

City Clerk RZ #37/92
1992 December 07...page 2

- c) The granting of any necessary easements or covenants.

No easements or covenants are required.

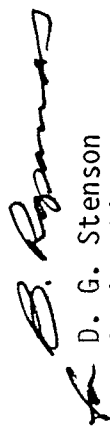
As the prerequisites to this rezoning are now complete, could you please
arrange to return this amendment bylaw to Council ~~for consideration and Third
Reading and also~~ Reconsideration and Final Adoption on 1992 December 14.

~~A copy of the Public Hearing minutes for this rezoning application is attached
for information.~~

BR/rm

Attachments.

CC: City Solicitor


D. G. Stenson
Acting Director
Planning and Building