

1992 MARCH 24

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1992 March 24 at 7:30 p.m.

PRESENT: Alderman L.A. Rankin (In the Chair)
Alderman D.G. Evans
Alderman D.A. Lawson
Alderman E. Nikolai
Alderman C.M. Redman
Alderman J. Young

ABSENT: Mayor W.J. Copeland
Alderman D.R. Corrigan
Alderman D.P. Drummond

STAFF: Mr. D.G. Stenson, Deputy Director Planning & Building
Mr. C.A. Turpin, Municipal Clerk

The Public Hearing was called to order at 7:34 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 10, 1992" - BYLAW NO. 9706

Text Amendment

The purpose of the proposed zoning text amendment is to amend parking regulations for Swangard Stadium.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment a decision was reached to SUPPORT the proposed Text Amendment to amend parking regulations for Sangard Stadium; and further, that arising from the Commission's discussion of Bylaw No. 9706 the following motion was adopted:

"THAT Council pursue a Lower Mainland regional facility, thereby ultimately returning Swangard Stadium to a community oriented facility."

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 the Text Amendment be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 11, 1992" - BYLAW NO. 9707

Rezoning Reference #44/91

Portion of 3902 and 3908/10/12/40/52/58/80 Albert Street

Portion of Lot 2 and Lots 3, 3/4, E. 33' of 4, 5, 6, 7, 8, Blk. 6,
D.L. 116 Plan 1236

From: R5 Residential District

To: CD Comprehensive Development District (using the Hastings Street Area Plan as a guideline and in accordance with the Development Plan entitled "Albert Court" prepared by Haave Architecture)

The purpose of the proposed rezoning bylaw amendment is to permit the development of a three and one half storey stacked townhouse project.

A letter dated 1992 March 23 was received from Betty and Joe Lee, 4418 Union Street, Burnaby, B.C. V5C 2X8, owners of the property located at 325 S. McDonald Avenue, expressing opposition to the proposed rezoning application.

A letter dated 1992 March 23 was received Ernie Yen, Yorkton Enterprises Ltd., 1273 Howe Street, Vancouver, B.C. V6Z 1R3, owner of property located at 3986 Albert Street, expressing opposition to the proposed rezoning application.

Larry French, owner of Robertson's Hardware, 4052 Hastings Street, Burnaby addressed Council on behalf of the Hastings Merchants' Association advising of the Associations' support for both the subject rezoning and Rezoning Reference No. 47/91, 441 S. Esmond Avenue, 3763/75/91 Pender Street which appears as Item 3 on the agenda for this Public Hearing.

Betty Lee, 4418 Union Street, Burnaby appeared before Council as the owner of 325 S. McDonald Avenue and spoke in opposition to the rezoning application. Ms. Lee felt that the increase in vehicular traffic in the neighbourhood would create an unsafe environment for children.

William Yen, 1069 Dunlop Street, Burnaby addressed Council as the owner of 3905 Albert Street and spoke in opposition to the rezoning proposal. Mr. Yen stated his preference of having the entire block redeveloped.

Lawrence Haave, #100 -19329 Enterprise Way, Surrey, B.C. appeared before Council advising he was the developer for the rezoning application and was present at the Public Hearing to respond to any questions raised by either 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 a portion of 3902 and 3908/10/12/40/52/58/80 Albert Street from R5 Residential District to CD Comprehensive Development District.

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 #44/91 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 12, 1992" - BYLAW NO. 9708

Rezoning Reference #47/91

441 S. Esmond Avenue, 3763/75/91 Pender Street

Lots 11, 12, 13, 14, Blk. 9, D.L. 116, Plan 1236

From: R5 Residential District

To: CD Comprehensive Development District (using the Hastings Street Area Plan as a guideline, and in accordance with the Development Plan entitled "Pender and Esmond Townhouse Development" prepared by Pelman Architects Inc.)

The purpose of the proposed rezoning bylaw amendment is to permit the development of a three and one half storey townhouse project.

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 441 S. Esmond Avenue, 3763/75/91 Pender Street from R5 Residential District to CD Comprehensive Development District.

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

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #47/91 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13, 1992" - BYLAW NO. 9709

Rezoning Reference #48/91

5221/43 Victory Street; 7116/44 Royal Oak Avenue

Lots K and L, all of D.L. 98, Grp. 1, NWD, Plan 22077; Pcl. J (Ref. Pl. 13171), Lots A & B and North 50' of Pcl. "One" (Expl. 6435) of Lots "A" & "B", all of D.L. 98, Grp. 1, NWD, Plan 2127

From: R5 Residential District

To: CD Comprehensive Development District (using the Royal Oak Development Plan as a guideline, and based on RM3 Multiple Family Residential District use and density, and in accordance with the Development Plan entitled "Proposed Apartment" prepared by T. Hale Architect)

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

Sandra Hyde, 7115/7117 Barrie Avenue, Burnaby addressed Council with concerns regarding the effect the subject development would have on her property.

Kai Kreuchen, 270 - 1333 Johnston Street, Vancouver addressed Council as the architect for the rezoning development and provided a brief overview of the project in terms of development siting, setbacks and rights-of-way.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPORT the rezoning of the property at 5221/43 Victory Street; 7116/44 Royal Oak Avenue from R5 Residential District to CD Comprehensive Development District.

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

1992 March 24

MOVED BY ALDERMAN LAWSON:
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #48/91 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN YOUNG:
SECONDED BY ALDERMAN EVANS:

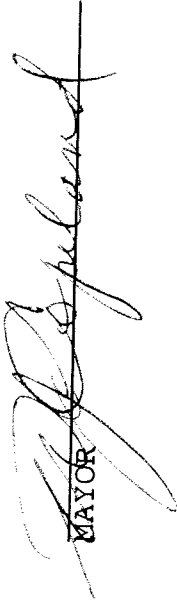
"THAT this Public Hearing (Zoning) do now adjourn."

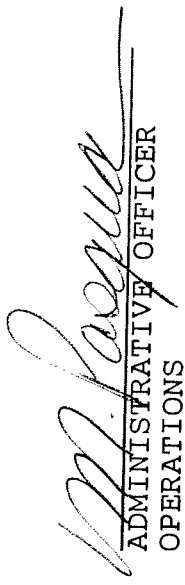
CARRIED UNANIMOUSLY

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

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER
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, 1992 MARCH 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. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 10, 1992" - BYLAW NO. 9706

Text Amendment

The purpose of the proposed zoning text amendment is to amend parking regulations for Swangard Stadium.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
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To: CD Comprehensive Development District (using the Hastings
Street Area Plan as a guideline and in accordance with the
Development Plan entitled "Albert Court" prepared by Haave
Architecture)

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3. "BURNABY ZONING BYLAW 1965, AMENDMENT
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To: CD Comprehensive Development District (using the Royal Oak Development Plan as a guideline, and based on RM3 Multiple Family Residential District use and density, and in accordance with the Development Plan entitled "Proposed Apartment" prepared by T. Hale Architect)

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

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 Municipal 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 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, 1992 March 10 to 4:30 p.m. on Tuesday, 1992 March 24.

C.A. Turpin
MUNICIPAL CLERK