

1992 AUGUST 25

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1992 August 25 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.G. Evans
Councillor D.A. Lawson
Councillor E. Nikolai
Councillor L.A. Rankin
Councillor C. Redman (Arrived 7:55 p.m.)

ABSENT: Councillor D.R. Corrigan
Councillor D.P. Drummond
Councillor J. Young

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

The Public Hearing was called to order at 7:38 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1992" - BYLAW NO. 9773

Rezoning Reference #6/92

3711, 3713 Pender Street, 480 Boundary Road South

Lots 18, 18, 20, D.L. 116, Grp. 1, Plan 1236

From: R5 Residential District

To: CD Comprehensive Development District (based on Hastings Street Area Plan as a guideline and in accordance with the development plan entitled "Proposed Townhouse Development for 480 Boundary Road, 3711 and 3713 East Pender Street" prepared by Kingsley Lo Architect Inc.)

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

Larry French, owner of Robertson's Hardware, 4052 East Hastings Street, Burnaby addressed Council on behalf of the Heights Merchants' Association who are in support of the subject rezoning. Members of the Association feel that the proposed townhouse project is a positive step toward redevelopment of the area.

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 3711, 3713 Pender Street, 480 Boundary Road South from R5 Residential District to CD Comprehensive Development District (based on Hastings Street Area Plan as a guideline and in accordance with the development plan entitled "Proposed Townhouse Development for 480 Boundary Road, 3711 and 3713 East Pender Street" prepared by Kingsley Lo Architect Inc.)

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR NIKOLAI

"THAT this Public Hearing relating to Rezoning Reference #6/92, Bylaw No. 9773 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1992" - BYLAW NO. 9774

Rezoning Reference #28/92

3723/29/30/37/38/45/46 Norfolk Street; 3730/38/46 Dominion Street;
3140 Boundary Road S., 3707/13/17/23/29/33 Canada Way

Lot D (AD204996), Blk. 42, D.L. 69, Grp. 1, NWD, Plan 1321; Lot A (AD204995), Lots 5 and 6, D.L. 69, Grp. 1, NWD, Plan 4369; Lot A (AD204998), D.L. 69, Grp. 1, NWD, Plan 9844; Lot B (AD204999), D.L. 69, Grp. 1, NWD, Plan 4369; Lot 8, Blk. 43, D.L. 69, Grp. 1, NWD, Plan 1321; Lot E (AD 104997), Blk. 42, D.L. 69, Grp. 1, NWD, Plan 1321

From: C4 Service Commercial District, C7 Drive-In Restaurant District and R5 Residential District

To: CD Comprehensive Development District (based on RM3 and RM4 Multiple Family Residential District use and density and a maximum floor area ratio of 1.227 and Community Plan 8 guidelines and in accordance with the development plan entitled "Crossroads - Revised" prepared by H.R. Hatch Architects)

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a 160 unit low-rise apartment development.

Don Middleton, 4680 Northlawn Drive, Burnaby addressed Council on behalf of his father, Harvey Middleton, owner of the property located at 3737 Canada Way, immediately adjacent to the subject site for rezoning. Mr. Middleton spoke in support of the proposed development subject to the assurance that the current off-street parking area within the Esmond Avenue right-of-way be retained.

Don Stenson, Acting Director Planning and Building advised that the parking area referred to by the speaker would remain as part of the subject rezoning but cautioned that if a future redevelopment proposal comes forward the parking area may be affected.

Robert McCarthy, representing Adera Equities Inc., 610 - 1111 Melville Street, Vancouver appeared before Council as the applicant for rezoning and provided a history of development proposals for the subject site.

The current development plan includes a recreation centre on the parking level which the applicant wished to delete from the plan, with the exception of the woodwork shop which is a more desirable use for the tenants. In exchange for the recreation centre, Mr. McCarthy committed to contribute a greater number of large trees in the landscaping design at Canada Way and Boundary Road which would not only further enhance the entrance to Burnaby but also provide more privacy for the tenants.

Don Stenson, Acting Director Planning and Building reminded Council of the resolution of the Advisory Planning Commission when considering a previous rezoning proposal for the subject properties wherein they requested additional landscaping to provide an attractive entrance to Burnaby and a buffer to the development. The Commission reiterated this request when deliberating on the current 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 3723/29/30/37/38/45/46 Norfolk Street; 3730/38/46 Dominion Street; 3140 Boundary Road S., 3707/13/17/23/29/33 Canada Way from C4 Service Commercial District, C7 Drive-In Restaurant District and R5 Residential District to CD Comprehensive Development District (based on RM3 and RM4 Multiple Family Residential District use and density and a maximum floor area ratio of 1.227 and Community Plan 8 guidelines and in accordance with the development plan entitled "Crossroads - Revised" prepared by H.R. Hatch Architects).

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

MOVED BY COUNCILLOR RANKIN
SECONDED BY COUNCILLOR LAWSON

"THAT staff submit a report prior to Third Reading of the bylaw addressing the proposed changes as presented by the applicant."

CARRIED UNANIMOUSLY

* Councillor Redman arrived at the Public Hearing at 7:55 p.m.

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #28/92, Bylaw No. 9774 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 36, 1992" - BYLAW NO. 9775

Rezoning Reference #31/92

4519 Canada Way

Lot A Ex. Part Road on Plan 86632, D.L. 70, Grp. 1, Plan 83132

From: CD Comprehensive Development District (based on M5
Manufacturing District guidelines)

To: "Amended" CD Comprehensive Development District (based on
M5 Manufacturing District guidelines and in accordance with
the development plan entitled "BC TEL Mobility Skysign"
prepared by Imperial Sign Ltd.)

The purpose of the proposed rezoning bylaw amendment is to permit the installation of a skysign.

Len Horvath, Land and Building Manager, B.C. Tel, 3777 Kingsway, Burnaby, residing at 990 Lelland Street, West Vancouver, addressed Council representing the applicant for rezoning. Mr. Horvath was present to respond to any questions raised by 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 the property at 4519 Canada Way from CD Comprehensive Development District (based on M5 Manufacturing District guidelines) to "Amended" CD Comprehensive Development District (based on M5 Manufacturing District guidelines and in accordance with the development plan entitled "BC TEL Mobility Skysign" prepared by Imperial Sign Ltd.).

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR NIKOLAI

"THAT this Public Hearing relating to Rezoning Reference #31/92, Bylaw No. 9775 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 1992" - BYLAW NO. 9776

Rezoning Reference #33/92

Portion of 2761 North Road

Portion of Lot 128, D.L. 8, Grp. 1, NWD, Plan 47196

From: C1 Neighbourhood Commercial District

To: R2 Residential District

The purpose of the proposed rezoning bylaw amendment is to permit single-family development in line with the R2 Residential District.

A letter dated 1992 August 13 was received from Mr. and Mrs. E.N. Burling, 2685 North Road, Burnaby, V3J 1R5 in support of the proposed 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 a portion of the property at 2761 North Road from C1 Neighbourhood Commercial District to R2 Residential District.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #33/92, Bylaw No. 9776 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR NIKOLAI

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

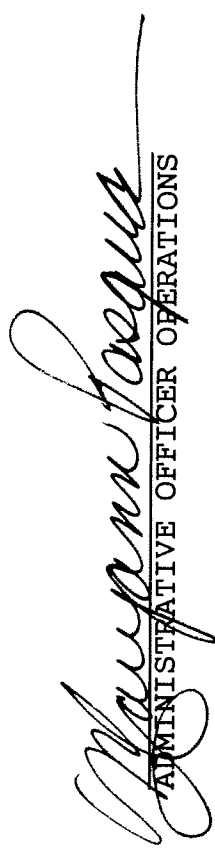
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:00 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 AUGUST 25 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. 34, 1992" - BYLAW NO. 9773

Rezoning Reference #6/92

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Lot D (AD204996), BIK. 42, D.L. 69, Grp. 1, NWD, Plan 1321; Lot A (AD204995), Lots 5 and 6, D.L. 69, Grp. 1, NWD, Plan 4369; Lot A (AD204998), D.L. 69, Grp. 1, NWD, Plan 9844; Lot B (AD204999), D.L. 69, Grp. 1, NWD, Plan 4369; Lot 8, BIK. 43, D.L. 69, Grp. 1, NWD, Plan 1321; Lot E (AD 104997), BIK. 42, D.L. 69, Grp. 1, NWD, Plan 1321

From: C4 Service Commercial District, C7 Drive-In Restaurant District and R5 Residential District

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3. "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 36, 1992" - BYLAW NO. 9775

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4519 Canada Way

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From: CD Comprehensive Development District (based on M5
Manufacturing District guidelines)

To: "Amended" CD Comprehensive Development District (based on M5
Manufacturing District guidelines and in accordance with the
development plan entitled "BC TEL Mobility Skysign" prepared
by Imperial Sign Ltd.)

The purpose of the proposed rezoning bylaw amendment is to permit
the installation of a skysign.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 37, 1992" - BYLAW NO. 9776

Rezoning Reference #33/92

Portion of 2761 North Road

Portion of Lot 128, D.L. 8, Grp. 1, NWD, Plan 47196

From: C1 Neighbourhood Commercial District

To: R2 Residential District

The purpose of the proposed rezoning bylaw amendment is to permit
single-family development in line with the R2 Residential District.

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 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 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 July 28 to 4:45 p.m. on Tuesday, 1992
August 25.

C.A. Turpin
MUNICIPAL CLERK