

1992 OCTOBER 27

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1992 October 27 at 7:30 p.m.

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

ABSENT: Mayor W.J. Copeland  
Councillor D.R. Corrigan

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

The Public Hearing was called to order at 7:32 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 46, 1992" - BYLAW NO. 9786

TEXT AMENDMENT

The purpose of the proposed Zoning Text Amendment is to clarify the density permitted in R10 Residential 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 amendment to clarify the density permitted in R10 Residential Zoning districts.

There were no further submissions received in connection with this Text Amendment.

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR NIKOLAI

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 9786 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 41, 1992" - BYLAW NO. 9788

Rezoning Reference #34/91

7580 Curtis Street

Lot 4, D.L. 138, Grp. 1, NWD, Plan 71750

From: R2 Residential District

To: R2b Residential District

The purpose of the proposed zoning bylaw amendment is to permit a group day-care of up to ten children.

A letter dated 1992 October 27 was received from Shirley and P.G. Mar, 7570 Curtis Street, Burnaby, B.C., expressing opposition to the rezoning proposal.

A letter dated 1992 October 27 was received from Aldo and Norma Anastasi, 1000 Ayshire Drive, Burnaby, B.C., expressing opposition to the rezoning proposal.

Stan Mah, 1110 Ayshire Drive, Burnaby addressed Council in opposition to the rezoning application. Mr. Mah submitted two letters from neighbours who were also in opposition to the rezoning; Shirley and P.G. Mar and Aldo and Norma Anastasi.

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 7580 Curtis Street from R2 Residential District to R2b 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 #34/91, Bylaw No. 9788 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 42, 1992" - BYLAW NO. 9789

Rezoning Reference #26/92

4699 Neville Street

Lot B, D.L. 157, Grp. 1, Plan 10442

From: R2 Residential District

To: R2a Residential District

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

An undated letter was received from the Lemke Family, 4692 Rumble Street, Burnaby, B.C., in support of the rezoning proposal.

Mr. Don Stenson, Acting Director Planning and Building provided a brief explanation of events which led to the submission of an application to rezone the subject property. Mr. Stenson confirmed that the rezoning proposal does not include any changes to the exterior of the single family dwelling.

William Davies, 4650 Neville Street, Burnaby addressed Council with concerns regarding the intent to cul-de-sac his street which currently has a dead-end, hammer-head configuration. Mr. Davies felt a cul-de-sac would invite traffic to use the street for turn-around purposes which would create a safety hazard for children playing in the street.

Mr. Don Stenson, Acting Director Planning and Building clarified that no reconstruction of the pavement to accommodate a cul-de-sac would take place and that the street would retain its dead-end design.

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 4699 Neville Street from R2 Residential District to R2a 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 #26/92, Bylaw No. 9789 be now terminated."

CARRIED UNANIMOUSLY

- 4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 43, 1992" - BYLAW NO. 9790

Rezoning Reference #29/92

8412 Cumberland Place

Lot A, D.L.'s 11 and 25, Grp. 1, NWD, Plan LMP 3633

From: CD Comprehensive Development District (based on the George Derby Lands Comprehensive Development Plan)

To: "Amended" CD Comprehensive Development District (based on the George Derby Lands Comprehensive Development Plan and RMI Multiple Family District guidelines, and in accordance with the development plan entitled "Proposed Residential Development, George Derby Subdivision", prepared by Raymond Lettkeman, Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 105 unit townhouse project.

A letter dated 1992 October 27 was received from Elizabeth Elwood, 8134 - 14th Avenue, Burnaby, B.C., expressing opposition to the rezoning proposal.

Jacques Vejt, 8536 - 16th Avenue, Burnaby addressed Council indicating his support for townhouse development on the subject property but not until such time as the Stormont/Newcombe interchange is complete. It was the speaker's opinion that, in the future, residents occupying the new development would oppose the long awaited construction of the Connector as it is proposed to run immediately behind the townhouse project.

John O'Donnell, representing Polygon Properties, the applicant for rezoning, 1800 Spyglass Place, Vancouver addressed Council with assurances that, once constructed, the Stormont/Newcombe interchange would benefit all residents in the area. The speaker also offered to preserve as many trees as possible during development of the townhouse project.

Joellen Downey, 8442 - 17th Avenue, Burnaby appeared before Council to request clarification of some of the aspects of the rezoning proposal and suggested that the traffic problems in the area need to be addressed.

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 8412 Cumberland Place from CD Comprehensive Development District (based on the George Derby Lands Comprehensive Development Plan) to "Amended" CD Comprehensive Development District (based on the George Derby Lands Comprehensive Development Plan and RMI Multiple Family District guidelines, and in accordance with the development plan entitled "Proposed Residential Development, George Derby Subdivision", prepared by Raymond Lettkeman, Architect Inc.).

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 #29/92, Bylaw No. 9790 be now terminated."

CARRIED UNANIMOUSLY

- 5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 44, 1992" - BYLAW NO. 9791

Rezoning Reference #43/92

2609 Phillips Avenue

Pcl. 1 (Expl. Plan 9102) Exc. firstly: Pcl. "A" (Expl. Plan 9141) and Secondly: Pcl. 2 (Expl. Plan 11457) of Blk. 6, D.L. 136, Grp. 1, NWD, Plan 3050

From: R2 Residential District

To: R2a Residential District

The purpose of the proposed zoning bylaw amendment is to permit the retention of a single family dwelling with a greater square footage than that currently permitted.

A letter dated 1992 October 26 was received from Mrs. Delores P. Brown and Mr. John D. Brown, 2669 Phillips Avenue, Burnaby, B.C., expressing opposition to the rezoning proposal.

Lillian Yanko, 7391 East Broadway, Burnaby addressed Council with concerns of a precedent being set in the neighbourhood if the subject rezoning proposal is approved. The speaker also alluded to the heavy traffic problem on Broadway and advised she was opposed to the rezoning proposal.

Peter Yanko, 7367 Broadway, Burnaby addressed Council suggesting that the property should have been subdivided rather than allowing one large home to be built.

Catherine Branch, representing Davis and Company, 2800 - 666 Burrard Street and acting on behalf of the applicant, addressed Council confirming that the home would maintain the current single family status and that the construction which took place in contravention of the bylaw was done in error.

A memo dated 1992 October 22 was received from Mr. D.G. Stenson, Acting Director Planning and Building stating it had been determined that the single-family dwelling is slightly smaller than that stated in the 1992 September 28 Council report. The original development density shown for the single-family dwelling was 567.9m<sup>2</sup> (6,113.4 sq. ft.), with a Floor Area Ratio of 0.53 and a lot coverage of 26%, while the actual development density is 528m<sup>2</sup> (5,685.9 sq. ft.), with a Floor Area Ratio of 0.50 and a lot coverage of 24.7%.

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 2609 Phillips Avenue from R2 Residential District to R2a Residential District.

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

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #43/92, Bylaw No. 9791 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 45, 1992" - BYLAW NO. 9792

Rezoning Reference #8/92

3754 and 3762 Thurston Street

Lots 7 and 8 Exc. S. 20' (Expl. Plan 6892), D.L. 35, Plan 1198

From: R5 Residential District

To: CD Comprehensive Development District (based on RM4  
Multiple Family Residential District guidelines with a  
1.138 F.A.R. density and Metrotown Area 11 development  
plan)

The purpose of the proposed zoning bylaw amendment is to permit the development of a new low-rise rental apartment with the incorporation and restoration of an existing heritage building on the site.

A letter dated 1992 October 23 was received from Mr. and Mrs. Tsang, 38 - 3701 Thurston Street, Burnaby, B.C., expressing opposition to the rezoning proposal.

A letter dated 1992 October 21 was received from Mr. Keath Williams, Greenwood Properties Ltd., 905 Kapilano 100, West Vancouver, B.C., the applicants for the rezoning of the property at 3768/76 Thurston Street, immediately adjacent to the subject property, expressing support for the rezoning proposal.

A letter dated 1992 October 22 was received from Wenyuan Li, 21 - 3701 Thurston Street, Burnaby, B.C., expressing opposition to the rezoning proposal.

A letter dated 1992 October 27 was received from Brian Lunt, President, Burnaby Loughheed Lions Housing Society, 167 - 7420 Mulberry Place, Burnaby, B.C., expressing support for the rezoning proposal.

A letter dated 1992 October 26 was received from Phil Henderson, President, St. Leonard's Youth and Family Services, 1520 Kensington Avenue, Burnaby, B.C., expressing support for the rezoning proposal.

A letter dated 1992 October 27 was received from Ilona Keller, owner 3777 and 3775 Thurston Street, Burnaby, B.C., expressing opposition to the rezoning proposal.

A letter dated 1992 October 27 was received from Tom Harrison and Kerrin Moore, 5561 Smith Avenue, Burnaby, B.C., expressing opposition to the rezoning proposal.

A letter dated 1992 October 26 was received from Edith M. Long, 3748 Thurston Street, Burnaby, B.C., expressing opposition to the rezoning proposal.

A letter dated 1992 October 27 was received from Frank Mesini, owner of 3767 Thurston Street, Burnaby, B.C., expressing opposition to the rezoning proposal.

A letter dated 1992 October 26 was received from the Council of 3701 Thurston Street, Burnaby, B.C., expressing opposition to the rezoning proposal.

A letter dated 1992 October 27 was received from Douglas Porter, 3782 Thurston Street, Burnaby, B.C., stating the chronology of events in regard to the rezoning proposal.

Phillip Dobey, 3701 Thurston Street addressed Council as Chairman and on behalf of the Strata Council for 3701 Thurston Street. As new residents in the area, the speaker suggested that insufficient time had been given to consider the details of the rezoning proposal. If the residents on 3701 Thurston had to give a position on the application at this time, they would voice their opposition. A copy of the speakers presentation is on file in the City Clerk's Office.

Brian Lunt, #167 - 7420 Mulberry Place, Burnaby addressed Council as the President of Burnaby Loughheed Lions Housing Society and introduced a project description for the Society's fourth housing project. Mr. Lunt also provided details on the preservation of Thurston House which sits on the subject property. A copy of the speakers presentation is on file in the City Clerk's Office.

Councillor Drummond retired from the Council Chamber at 8:50 p.m.

Charles Lovell, 1753 East 47th Avenue, Vancouver addressed Council as the father to a resident of 3701 Thurston Street. Mr. Lovell had concerns regarding the use of Thurston House as a group home based on experiences he had with group homes in his neighbourhood in Vancouver.

Councillor Drummond returned to the Council Chamber at 8:55 p.m. and took his place at the Council table.

Councillor Young retired from the Council Chamber at 8:55 p.m.

Tom Harrison, 5561 Smith Avenue, Burnaby addressed Council indicating he was not opposed to affordable housing but was concerned that the subject development proposal would set a precedent to develop other properties in the area for multiple family housing, particularly on the property immediately adjacent to his own.

Councillor Young returned to the Council Chamber at 9:06 p.m. and took his place at the Council table

Douglas Porter, 3782 Thurston Street, Burnaby, addressed Council in opposition to the rezoning proposal as he felt a neighbourhood should not be forced to undergo such severe disruption in such a short period of time. Mr. Porter requested that his comments made to Council at the 1992 October 05 Council meeting be included in the record of the Public Hearing.

The speaker questioned if shadow studies had been conducted, particularly during the winter months and suggested a twin peak roof design to relieve some of the shadowing impact that may occur. Mr. Porter further suggested that the development be scaled down to three storeys and that as many existing trees as possible be retained.

With reference to the finished standard of the street, Mr. Porter felt it unnecessary to construct full curbs and sidewalks and that green space be retained to encourage a people-oriented neighbourhood.

In concluding, the speaker requested residential parking restrictions be posted, that restrictions be placed on the use of herbicides and pesticides on site and that construction noise be monitored. Photos of the area are available in the City Clerk's Department.

Edith Long, 3748 Thurston Street, Burnaby addressed Council with concerns regarding building height, side yard setbacks, parking, the rear lane allowance, a group home use in Thurston House and the effect of social family housing on property values. A copy of the speaker's presentation is on file in the City Clerk's Office.

Mr. Don Stenson, Acting Director Planning and Building undertook to provide Council with a staff report on whether there should be supplementary tree planting over and above that which is indicated in the plans for the development.

Randi Hodgkins, 3785 Thurston Street, Burnaby addressed Council mentioning she had not received notice of the Public Hearing. Mrs. Hodgkins alluded to the group home use in Thurston House and questioned what guarantee residents would have that this program would not eventually expand.

Councillor Redman retired from the Council Chamber at 9:44 p.m.

Councillor Redman returned to the Council Chamber at 9:50 p.m. and took her place at the Council table.

In concluding, Mrs. Hodgkins submitted two letters from residents voicing opposition to the rezoning proposal.

Thom Ecker, Weber and Associates Consulting Inc., 401 - 958 West 8th Avenue, Vancouver addressed Council as the architect for the development. With the aid of artistic renderings, Mr. Ecker provided a project description including the landscaping component, block layout and materials and colours for the exterior of the building. The speaker confirmed that shadow studies had been conducted for the different seasons of the year.

Councillor Young retired from the Council Chamber at 10:00 p.m.

Councillor Drummond retired from the Council Chamber at 10:02 p.m.

Councillor Rankin retired from the Council Chamber at 10:04 p.m. at which time a quorum was NOT present.

Councillor Young returned to the Council Chamber at 10:05 p.m. and took his place at the Council table. A quorum was now present.

Councillor Drummond returned to the Council Chamber at 10:06 p.m. and took his place at the Council table.

Councillor Lawson retired from the Council Chamber at 10:07 p.m.

Councillor Rankin returned to the Council Chamber at 10:09 p.m. and took his place at the Council table.

Councillor Nikolai retired from the Council Chamber at 10:15 p.m.

Councillor Lawson returned to the Council Chamber at 10:16 p.m. and took her place at the Council table.

Councillor Nikolai returned to the Council Chamber at 10:20 p.m. and took his place at the Council table.

George Myers, 7420 Mulberry Place, Burnaby addressed Council as a member of the Burnaby Lougheed Lions Housing Society and provided details of the 60 year contract between the Lions Housing Society and B.C. Housing. It is the Society's mandate to promote and support the neighbourhood environment. In concluding, the speaker submitted a letter from St. Leonard's Youth and Family Services society who are in support of the Burnaby Lougheed Lions Housing Society's endeavours in social housing. 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 3754 and 3762 Thurston Street from R5 Residential District to CD Comprehensive Development District (based on RM4 Multiple Family Residential District guidelines with a 1.138 F.A.R. density and Metrotown Area 11 development plan).

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

MOVED BY COUNCILLOR RANKIN  
SECONDED BY COUNCILLOR NIKOLAI

"THAT this Public Hearing relating to Rezoning Reference #8/92, Bylaw No. 9792 be now terminated."

CARRIED UNANIMOUSLY

- 7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 47, 1992" - BYLAW NO. 9795

Rezoning Reference #37/92

3755 McGill Street

Lot 45, Plan 40140, D.L. 186, Grp. 1, NWD

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 P5 Community Institutional District guidelines)

The purpose of the proposed zoning bylaw amendment is to allow the use of the Overlynn Mansion to change to a youth oriented medical use.

A letter dated 1992 October 27 was received from H. Bishop, 3726 Trinity Street, Burnaby, B.C., expressing opposition to the rezoning proposal.

A letter dated 1992 October 10 was received from Rhoda Hughes and Jim Ross, 4991 Empire Drive, Burnaby, B.C., requesting heritage designation to protect the integrity of the building and setting on the subject property. If so designated, they will support the compatible re-use in regards to the rezoning proposal.

A letter dated 1992 October 12 was received from Art Quan, President, Northwest Capitol Hill Neighbourhood Association, 301 North Hythe Avenue, Burnaby, B.C., expressing support for the rezoning proposal if Council endorses heritage designation to protect the setting and landscaping as well as the exterior of the structure.

A letter dated 1992 October 13 was received from the Members of Vancouver Heights Citizens Committee and North Burnaby Residents Association, 3565 Cambridge Street, Vancouver, B.C., requesting heritage designation of the structure and setting.

A letter dated 1992 October 27 was received from Terri Shimbashi and John Hougan, 3976 McGill Street, Burnaby, B.C., in support of the rezoning proposal and requesting heritage designation.

A letter dated 1992 October 27 was received from Victor and Sharon Mudrakoff, 3743 Eton Street, Burnaby, B.C., in support of the rezoning proposal and requesting heritage designation.

A letter dated 1992 October 27 was received from Pauline Mudrakoff, 201 - 3961 Albert Street, Burnaby, B.C., on behalf of Burnaby Heights Residents Association expressing concern about the use and ramifications and requesting heritage designation.

An undated letter was received from Mrs. Marilyn Proietti, 3795 Trinity Street, Burnaby, B.C., expressing opposition to the rezoning proposal.



An undated letter was received from the Burnaby Heritage Advisory Committee advising that, on 1992 October 21, the Committee met, without the benefit of a quorum, to consider the proposed rezoning of Overlynn Mansion. Following an extensive discussion, those members of the Committee in attendance resolved to recommend as follows:

1. THAT the Heritage Advisory Committee strongly support heritage designation of the Overlynn Mansion.
2. THAT the Heritage Advisory Committee do not support the proposed rezoning of the site to a youth oriented medical facility.
3. THAT should Council proceed with the rezoning application, heritage designation be made a prerequisite to the rezoning.
4. THAT the Heritage Advisory Committee be granted permission by Council to review and have input into the development plans for the proposal prior to completion of the rezoning process.
5. THAT Council require the developer to enter into a covenant with the City to protect the heritage integrity of the unique interior of the building.

Members of the Committee in attendance at the Committee meeting expressed strong concern with respect to the proposed use of the building and felt that more appropriate uses such as a seniors recreation facility or other use involving senior citizens or a community use could be pursued. However, those present agreed that heritage designation of the building and protection of the interior are the most important factors for Council's consideration.

Bill Lewarne, 6380 Caulwynd Place, Burnaby addressed Council as the President of Action Line Housing Society, owners of Seton Villa and the Overlynn Mansion. Mr. Lewarne confirmed that the rezoning proposal does not involve any structural changes to the mansion but rather a change in use. In terms of heritage designation, Mr. Lewarne indicated a willingness to meet with the appropriate parties to discuss the matter in detail, once the second rezoning application for the mansion is submitted. Action Line Housing have maintained Overlynn Mansion for over 22 years and Mr. Lewarne assured Council that they would not tolerate any desecration of the interior, exterior or lands surrounding the building. In the interim, the speaker stressed the urgency of approving the rezoning in order to accommodate a much needed medical facility.

Dr. Roger Tonkin, Head of Adolescent Medicine, B.C. Children's Hospital addressed Council in support of the use of Overlynn Mansion as a youth oriented medical facility. Dr. Tonkin confirmed that it would not be a residential program and stressed the need for approval of the application due to the fact that it would be the only treatment facility in the Province to treat adolescent eating disorders.

Councillor Rankin retired from the Council Chamber at 10:59 p.m.

Jim Kozak, 324 N. Boundary Road, Burnaby addressed Council in opposition to the rezoning proposal due to its incompatibility with the surrounding neighbourhood. Mr. Kozak alluded to a commitment made by a previous Council regarding the neighbours having input into any changes to Overlynn Mansion. The speaker was concerned that 80 years of authentic heritage could be lost.

In concluding, Mr. Kozak requested that Council approve heritage designation prior to reconsideration of the rezoning application and that this Council honour the past commitment to meet with local residents to discuss changes to the Overlynn Mansion.

Terri Shimbashi, 3796 McGill Street, Burnaby addressed Council providing architectural history on the Overlynn Mansion. Because of its exceptional quality and character, Ms. Shimbashi recommended Council give heritage designation to both the mansion and surrounding trees as part of the rezoning process. The speaker further commented on traffic and parking problems in the area and concluded by opposing the rezoning application. Ms. Shimbashi submitted a letter of opposition from Victor and Sharon Mudrakoff who reside on Eton Street, a copy of which is on file in the City Clerk's Department.

Councillor Drummond retired from the Council Chamber at 11:29 p.m.

John Hyde, 3745 Trinity Street, Burnaby addressed Council advising that, because the neighbourhood is predominantly residential, that more careful consideration should be given to the proposed use on the subject property. The speaker requested clear details on the intention of rezoning and that heritage status be a condition of rezoning.

Councillor Drummond returned to the Council Chamber at 11:31 p.m. and took his place at the Council table.

Councillor Young retired from the Council Chamber at 11:32 p.m.

Art Jones, Chief Barker, Variety Club addressed Council to confirm the Club's support for the rezoning proposal. Based on the urgency of providing a location, the use of the Overlynn Mansion for treatment of youth eating disorders is seen as an opportunity which will benefit B.C. kids.

Trish Finley, 3745 Trinity Street, Burnaby addressed Council in strong opposition to the rezoning application. The speaker alluded to an ongoing parking problem in the neighbourhood, particularly during holidays and events taking place at Seton Villa. Ms. Finley concluded by urging Council to give heritage designation to the Overlynn Mansion.

Dale Cikaluk, 3746 McGill Street, Burnaby addressed Council voicing her opposition to the rezoning proposal and questioned how any additional parking will be handled in an area which is already congested. The speaker questioned the feasibility of resident parking only in the area.

Jim Ross, 4991 Empire Drive, Burnaby addressed Council questioning the urgency of rezoning in order to meet a 1993 Variety Club Telethon deadline. Mr. Ross was dismayed to learn that eventual structural changes are planned for the mansion and recommended that heritage designation be included as part of the rezoning.

Donna Kerr, Administrator, Seton Villa, 3755 McGill Street, Burnaby addressed Council in support of the rezoning proposal and recognized the heritage value of the Overlynn Mansion.

Harry Bishop, 3726 Trinity Street, Burnaby addressed Council with a concern regarding the lack of parking which currently exists in the neighbourhood. It was the speaker's opinion that, by allowing the rezoning, it would only compound the parking problem. Mr. Bishop expressed his opposition to the rezoning.

Marilyn Proietti, 3795 Trinity Street, Burnaby addressed Council and submitted a letter of opposition to 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 property at 3755 McGill Street 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 P5 Community Institutional District guidelines).

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 #37/92, Bylaw No. 9795 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR LAWSON:  
SECONDED BY COUNCILLOR NIKOLAI:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 12.00 a.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 October 27 at 7:30 p.m.

in the 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. 46, 1992" - BYLAW NO. 9786

TEXT AMENDMENT

The purpose of the proposed Zoning Text Amendment is to clarify the density permitted in R10 Residential Zoning districts.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 41, 1992" - BYLAW NO. 9788

Rezoning Reference #34/91

7580 Curtis Street

Lot 4, D.L. 138, Grp. 1, NWD, Plan 71750

From: R2 Residential District

To: R2b Residential District

The purpose of the proposed zoning bylaw amendment is to permit a group day-care of up to ten children.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 42, 1992" - BYLAW NO. 9789

Rezoning Reference #26/92

4699 Neville Street

Lot B, D.L. 157, Grp. 1, Plan 10442

From: R2 Residential District

To: R2a Residential District

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

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 43, 1992" - BYLAW NO. 9790

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From: CD Comprehensive Development District (based on the George Derby Lands Comprehensive Development Plan)

To: "Amended" CD Comprehensive Development District (based on the George Derby Lands Comprehensive Development Plan and RM1 Multiple Family District guidelines, and in accordance with the development plan entitled "Proposed Residential Development, George Derby Subdivision", prepared by Raymond Lettkeman, Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 105 unit townhouse project.

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Rezoning Reference #8/92

3754 and 3762 Thurston Street

Lots 7 and 8 Exc. S. 20' (Expl. Plan 6892), D.L. 35, Plan 1198

From: R5 Residential District

To: CD Comprehensive Development District (based on RM4 Multiple Family Residential District guidelines with a 1.138 F.A.R. density and Metrotown Area 11 development plan)

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3755 McGill Street

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To: "Amended" CD Comprehensive Development District (based on RM4 Multiple Family Residential District and P5 Community Institutional District guidelines)

The purpose of the proposed zoning bylaw amendment is to allow the use of the Overlynn Mansion to change to a youth oriented medical use.

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 8:00 a.m. Tuesday, 1992 October 06 to 4:45 p.m. on Tuesday, 1992 October 27.

C.A. Turpin  
CITY CLERK