

1992 JANUARY 28

A Public Hearing was held in the Council Chamber, Municipal Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1992 January 28 at 7:30 p.m.

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

ABSENT: Alderman D.P. Drummond

STAFF: Mr. D.G. Stenson, Deputy Director Planning & Building  
Ms. M. Pasqua, Administrative Officer, Operations

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

1. FROM R2 RESIDENTIAL DISTRICT TO R2a RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 1, 1992" - BYLAW NO. 9687

Rezoning Reference #3/91

Lot 239, D.L.'s 215 and 216, Plan 62613

7525 Pandora Drive

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.

A letter dated 1992 January 27 was received from Ross Glanville, 7513 Pandora Drive, Burnaby, B.C. expressing support for the proposed rezoning application.

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 7525 Pandora Drive from R2 Residential District to R2a Residential District.

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

MOVED BY ALDERMAN CORRIGAN:  
SECONDED BY ALDERMAN YOUNG:

"THAT this Public Hearing relating to Rezoning Reference #3/91 be now terminated."

CARRIED UNANIMOUSLY

2. 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 "24 TOWNHOUSE  
UNITS, 3717-3763 ALBERT STREET, BURNABY, B.C.", PREPARED BY  
GOMBEROFF-POLICZER ARCHITECTS)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 2, 1992" - BYLAW NO. 9688

Rezoning Reference #29/91

Lot C, D.L. 116, Plan 1890; Lots 17, 16 and 15, D.L. 116, Plan 1236

3717/35/43/63 Albert Street

The purpose of the proposed zoning bylaw amendment is to permit the development of a 24 unit three and a half storey townhouse project.

A letter dated 1992 January 17 was received from Clara Carotenuto, 401 - 3740 Albert Street, Burnaby, B.C., V5C 5Y7 expressing opposition to the proposed rezoning application.

A letter dated 1992 January 28 was received from Donald G. Crane and Janet K. Patterson, 3744 Pandora Street, Burnaby, B.C., V5C 2A3 expressing opposition to the proposed rezoning application.

A petition dated 1992 January 26 containing 23 signatures was received from residents in the area of Boundary Road/Pandora Street/Esmond Avenue expressing opposition to this proposed rezoning application.

Julio Gomberoff, 2743 West 29th Avenue, Vancouver, B.C. addressed Council advising he was the architect for the subject development proposal and was in attendance at the Public Hearing to respond to questions from both Council and the public.

Armand Petronio, 3756 Pandora Street, Burnaby, B.C. addressed Council as the representative for 22 residents of the Burnaby Heights area, residing on the north, west and east of the proposed development.

The speaker indicated that the residents oppose the rezoning as they feel they have been marginalized by artificial boundaries established in the Hastings Street Area Plan and are being discriminated against by having an area designated for redevelopment to create housing in excess of 3-1/2 storeys which is equivalent to creating the height designated for Hastings Street (4 storeys).

Mr. Petronio strongly recommended that consideration be given to the creation of a park in the area as being a viable alternative to the development proposal and which would address the lack of park space which has been omitted from the Hastings Street Area Plan for his particular neighbourhood.

Mr. Petronio submitted a written account of his reasons for opposition which is on file in the Municipal Clerk's Department.

\*\* Alderman Corrigan retired from the Public Hearing at 8:19 p.m. \*\*

\*\* Alderman Corrigan returned to the Public Hearing at 8:25 p.m. and took his place at the Council table. \*\*

\*\* Alderman Young retired from the Public Hearing at 8:26 p.m. \*\*

Donna Horbay, 3756 Pandora Street, Burnaby, B.C. addressed Council in opposition to the 3-1/2 storey townhouse development proposal. Ms. Horbay was concerned that increased density would result in a rise in neighbourhood crime and traffic volumes. The speaker concluded by requesting that a park designation be considered to address the needs of the neighbourhood.

\*\* Alderman Young returned to the Public Hearing at 8:33 p.m. and took his place at the Council table.

Julio Gomberoff, 2743 West 29th Avenue, Vancouver, B.C. again addressed Council as the architect for the proposed development. Mr. Gomberoff advised Council that the subject site was not suitable for park purposes due to the elevation and slope.

\*\* Alderman Corrigan retired from the Public Hearing at 8:45 p.m. \*\*

Mr. Gomberoff proceeded to address a number of concerns raised by the last two speakers regarding side yard requirements, height and elevations and finishing materials.

In conclusion, the speaker presented an artistic rendering of the proposed development.

Donald G. Crane, 3744 Pandora Street, Burnaby, B.C. addressed Council and advised that he would only support the rezoning proposal if the height were scaled down and the townhouse development was designed to be compatible with the surrounding neighbourhood. Mr. Crane felt that a park designation would provide optimum use of the properties.

George Farro, 3765 Albert Street, Burnaby, B.C. addressed Council in opposition to the rezoning proposal. In Mr. Farro's opinion the development would result in an increase to the current traffic congestion on Hastings Street. In concluding, the speaker inquired as to the possibility of a park designation on the subject site.

Pauline Mudrakoff, 3743 Albert Street, Burnaby, B.C. addressed Council and advised that as a past member of the Hastings Street Advisory Committee, she was in full support of the Hastings Street Community Plan, which includes provision for a 3-1/2 storey townhouse development in the 3700 Block Albert Street.

\*\* Alderman Rankin retired from the Public Hearing at 9:09 p.m. \*\*

\*\* Alderman Rankin returned to the Public Hearing at 9:22 p.m. and took his place at the Council table. \*\*

Walter Porellato, owner of 3736 Pandora Street and residing at 6782 Yeovil Street, Burnaby, B.C. addressed Council advising he was opposed to the rezoning. Mr. Porellato intends to build a home on his property and he felt the proposed development would restrict his view. The speaker requested Council retain the existing R5 zoning designation on the subject property.

Antonio Volpe, 3776 Pandora Street, Burnaby, B.C. addressed Council advising that his property was 75 feet in width and therefore questioned if the municipality would allow him to subdivide his property into two lots.

In response, Mr. D.G. Stenson, Deputy Director Planning and Building undertook to advise Mr. Volpe of the subdivision process at his convenience.

MOVED BY ALDERMAN RANKIN:  
SECONDED BY ALDERMAN REDMAN:

"THAT staff submit a report to Council, prior to second reading of the bylaw, addressing the following: height, setbacks, slope elevations, potential for grade manipulation, a profile of the development from Pandora Street both in a south and southwest direction, a chronology of efforts to seek public input into the Hastings Street Community Plan and a review of the location and adequacy of parks in the area of the subject rezoning."

CARRIED UNANIMOUSLY

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 3717/35/43/63 Albert Street 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 "24 Townhouse Units, 3717-3763 Albert Street, Burnaby, B.C.", prepared by Gomberoff-Policzer Architects).

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

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN EVANS:

"THAT this Public Hearing relating to Rezoning Reference #29/91 be now terminated."

CARRIED UNANIMOUSLY

3. FROM C3 GENERAL COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON HASTINGS STREET AREA PLAN GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "COMMERCIAL RESIDENTIAL DEVELOPMENT 4315-23 E. HASTINGS STREET" PREPARED BY EGIL LYNGEN ARCHITECT)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 3, 1992" - BYLAW NO. 9689

Rezoning Reference #33/91

Lot 39, Blk. 6, D.L. 121, Plan 26910

4319 Hastings Street

The purpose of the proposed zoning bylaw amendment is to permit the development of a three-storey mixed-use structure with eight apartments above a ground floor commercial space.

Larry French, 4052 Hastings Street, Burnaby, B.C. addressed Council as the owner of Robertson's Hardware and representing the Heights Merchant's Association. Mr. French stated that the Hastings Street Community Plan must remain intact and therefore did not support the rezoning proposal. If the applicant were to include a pedestrian walk in his development, which is provided for in the plan, the Heights Merchants Association would support the rezoning.

Egil Lyngen, 103 - 1861 Welch Street, N. Vancouver, B.C. architect for the proposed development addressed Council and advised he was present to respond to any questions raised regarding the rezoning application. Mr. Lyngen stated he was in support of the Advisory Planning Commission's recommendation to incorporate a combination commercial parking/carwash stall in the development plans.

\*\* Alderman Young retired from the Public Hearing at 9:46 p.m. \*\*

\*\* Alderman Rankin retired from the Public Hearing at 9:48 p.m. \*\*

Johnry Lee, 640 Slocan Street, Vancouver, B.C. addressed Council as co-owner of the subject property for rezoning and made reference to the report of the Advisory Planning Commission, wherein they recommended the applicant be required to provide a minimum 5 foot walkway on the site.

Mr. Lee was concerned that he would again be required to go through the process of eliminating a walkway from the design of the development.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 4319 Hastings Street from C3 General Commercial District to CD Comprehensive Development District (based on Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Commercial Residential Development 4315-23 E. Hastings Street" prepared by Egil Lyngen Architect).

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Arising out of the decision to NOT SUPPORT Bylaw No. 9689, the Commission adopted the following motion:

"THAT, if Council approves the minimum parking requirement for this development that the applicant be required to provide a minimum five (5) foot public pedestrian walkway on the site; and further

THAT, rather than providing an extra car wash stall, the applicant be required to provide a combination commercial parking/car wash stall.

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

\*\* Alderman Young returned to the Public Hearing at 9:54 p.m. and took his place at the Council table. \*\*

MOVED BY ALDERMAN LAWSON:  
SECONDED BY ALDERMAN NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #33/91 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY ALDERMAN YOUNG:  
SECONDED BY ALDERMAN LAWSON:

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

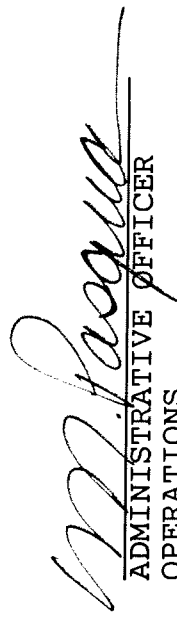
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:55 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 JANUARY 28 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. FROM R2 RESIDENTIAL DISTRICT TO R2a RESIDENTIAL DISTRICT  
"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 1, 1992" - BYLAW NO. 9687

Rezoning Reference #3/91

Lot 239, D.L.'s 215 and 216, Plan 62613  
7525 Pandora Drive

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.

2. 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 "24 TOWNHOUSE  
UNITS, 3717-3763 ALBERT STREET, BURNABY, B.C.", PREPARED BY  
GOMBEROFF-POLICZER ARCHITECTS)

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3717/35/43/63 Albert Street

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3. FROM C3 GENERAL COMMERCIAL DISTRICT TO CD COMPREHENSIVE DEVELOPMENT  
DISTRICT (BASED ON HASTINGS STREET AREA PLAN GUIDELINES, AND IN  
ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "COMMERCIAL  
RESIDENTIAL DEVELOPMENT 4315-23 E. HASTINGS STREET" PREPARED BY  
EGIL LYNGEN ARCHITECT)

"BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 3, 1992" - BYLAW NO. 9689

Rezoning Reference #33/91

Lot 39, BIK. 6, D.L. 121, Plan 26910  
4319 Hastings Street

The purpose of the proposed zoning bylaw amendment is to permit the development of a three-storey mixed-use structure with eight apartments above a ground floor commercial space.

All persons who deem their interest in property affected by the proposed bylaws 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 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 Tuesday, 1992 January 07 to 4:30 p.m. on Tuesday, 1992 January 28.

C.A. Turpin  
MUNICIPAL CLERK