

1992 JULY 28

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

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor C. Redman
Councillor J. Young

ABSENT: Councillor D.R. Corrigan
Councillor D.A. Lawson
Councillor E. Nikolai
Councillor L.A. Rankin

STAFF: Mr. D.G. Stenson, Acting Director Planning & 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. 32 1992" - BYLAW NO. 9748

Rezoning Reference #1/92

3854 Pine Street

Lot B, D.L. 68, Plan 10764

From: R4 Residential District

To: R5 Residential District

The purpose of the proposed rezoning bylaw amendment is to permit the subdivision of the property into two lots and the construction of two new single-family dwellings.

A letter and petition dated 1992 July 27 and containing 36 signatures was received from Mr. Kenneth Sam, 3938 Pine Street, Burnaby opposing the rezoning application. The content of the petition reads as follows:

"We the undersigned are petitioning against the rezoning of 3854 Pine Street, Burnaby from R4 to R5."

Kenneth Sam, 3938 Pine Street, Burnaby addressed Council in opposition to the rezoning application. Mr. Sam advised that he had petitioned the immediate neighbourhood and determined that the majority of residents were also opposed to the rezoning proposal due to an already congested parking situation and the overcrowding of the local school.

In concluding, the speaker indicated he did not support the trend toward smaller lots on his block.

Cosmo Valente, 2145 Kingsway, Vancouver addressed Council advising he represented the applicants for rezoning. Mr. Valente indicated that a small lot precedent had already been established and that the proposal to subdivide the subject property to accommodate two new single family dwellings would beautify the character of the area.

Metro Leonty, 4050 Pine Street, Burnaby addressed Council in support of the rezoning application. Mr. Leonty advised he has been a resident of Pine Street for 26 years and felt that constructing two new homes on the subject property would provide much needed accommodation for younger families.

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 3854 Pine Street from R4 Residential District to R5 Residential District.

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

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #1/92, Bylaw No. 9748 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 1992" - BYLAW NO. 9749

Rezoning Reference #24/92

Lots 1 and 2, D.L. 95, Plan 69049; Lot 23, Pcl. A. Ex. S.E. 10', D.L. 95, Plan 1151; Lots: Pcl. A of Lots 22/23 Ex. S.E. 10', D.L. 95, Plan 1152; Lot 22 Ex. S.E. 10', D.L. 95, Plan 1152; Lot 14, D.L. 95, Plan 1981; Lot 24, Ex. N.W. 10', D.L. 95, Plan 1152; Lot 25, Ex. N.W. 10', D.L. 95, Plan 1152

From: R9 Residential District, R5 Residential District and RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines)

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

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 7128/30/34/38/44 Edmonds Street; 7131/37/43 - 18th Avenue from R9 Residential District, R5 Residential District and RM3 Multiple Family Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines).

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #24/92, Bylaw No. 9749 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1992" - BYLAW NO. 9755

Rezoning Reference #20/92

5958 Hastings Street

Lot 6, Ex. N. 20 ft., Blk. 2, Grp. 1, Plan 3328

From: C2 Community Commercial District and R5 Residential District

To: CD Comprehensive Development District (based on RM1 Multiple Family Residential District guidelines, and in accordance with the development plan entitled "Townhouse Development for Adera at Frances Street, Burnaby, B.C.," prepared by Gomberoff Policzer Architects)

The purpose of the proposed rezoning bylaw amendment is to permit the development of a low-density multiple-family development.

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 5958 Hastings Street from C2 Comprehensive Development District to CD Comprehensive Development District (based on RM1 Multiple Family Residential District guidelines, and in accordance with the development plan entitled "Townhouse Development for Adera at Frances Street, Burnaby, B.C.," prepared by Gomberoff Policzer Architects).

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #20/92, Bylaw No. 9755 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

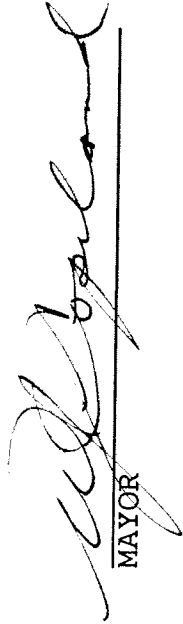
"THAT this Public Hearing (Zoning) do now adjourn."

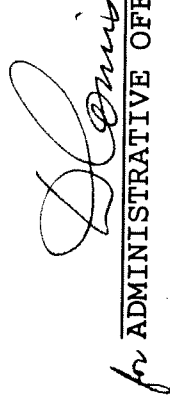
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:03 p.m.

Confirmed:

Certified Correct:


MAYOR


for 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 JULY 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. "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 31, 1992" - BYLAW NO. 9748

Rezoning Reference #1/92

3854 Pine Street

Lot B, D.L. 68, Plan 10764

From: R4 Residential District

To: R5 Residential District

The purpose of the proposed rezoning bylaw amendment is to permit the subdivision of the property into two lots and the construction of two new single-family dwellings.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 32, 1992" - BYLAW NO. 9749

Rezoning Reference #24/92

7128/30/34/38/44 Edmonds Street; 7131/37/43 - 18th Avenue

Lots 1 and 2, D.L. 95, Plan 69049; Lot 23, Pcl. A. Ex. S.E. 10', D.L. 95, Plan 1151; Lots: Pcl. A of Lots 22/23 Ex. S.E. 10', D.L. 95, Plan 1152; Lot 22 Ex. S.E. 10', D.L. 95, Plan 1152; Lot 14, D.L. 95, Plan 1981; Lot 24, Ex. N.W. 10', D.L. 95, Plan 1152; Lot 25, Ex. N.W. 10', D.L. 95, Plan 1152

From: R9 Residential District, R5 Residential District and RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines)

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

3. "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 33, 1992" - BYLAW NO. 9755

Rezoning Reference #20/92

5958 Hastings Street

Lot 6, Ex. N. 20 ft., Blk. 2, Grp. 1, Plan 3328

From: C2 Community Commercial District and R5 Residential District

To: CD Comprehensive Development District (based on RM1 Multiple Family Residential District guidelines, and in accordance with the development plan entitled "Townhouse Development for Adera at Frances Street, Burnaby, B.C.," prepared by Gomberoff Policzer Architects)

The purpose of the proposed rezoning bylaw amendment is to permit the development of a low-density multiple-family development.

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 June 30 to 4:30 p.m. on Tuesday, 1992 July 28.

C.A. Turpin
MUNICIPAL CLERK