

1992 SEPTEMBER 29

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1992 September 29 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Councillor D.P. Drummond  
Councillor D.G. Evans (Arrived 7:43 p.m.)  
Councillor D.A. Lawson  
Councillor E. Nikolai (Arrived 7:50 p.m.)  
Councillor L.A. Rankin  
Councillor C. Redman (Arrived 7:41 p.m.)  
Councillor J. Young

ABSENT: Councillor D.R. Corrigan

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

The Public Hearing was called to order at 7:35 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 38, 1992" - BYLAW NO. 9780

TEXT AMENDMENT

The purpose of the proposed zoning text amendment is to make provision for limited outdoor produce sales in the C1, C2 and C3 Districts as an accessory use and to provide for the inclusion of motion picture and similar production studios and facilities in certain industrial districts.

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 provision for limited outdoor produce sales in the C1, C2 and C3 Districts as an accessory use and to provide for the inclusion of motion picture and similar production studios and facilities in certain industrial districts.

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

MOVED BY COUNCILLOR RANKIN  
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to the Text Amendment be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 39, 1992" - BYLAW NO. 9781

Rezoning Reference #32/92

1570/1580/1632/1636 Duthie Avenue

Lot 99, S. 41 Ft.; Lot 99 Ex. S. 41 Ft.; Blk. 100 Ex. Pcl. "A" and Road (EP 13753); Pcl. "A" (EP 13753), Lot 100; all of D.L. 135, Grp. 1, NWD, Plan 4484

From: R4 Residential District

To: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Community Plan 7 guidelines and in accordance with the development plan entitled "Townhouse Development" prepared by Studio One Architecture)

The purpose of the proposed rezoning bylaw amendment is to permit townhouse development.

Jim Wong representing Studio One Architecture, 1834 Vine Street, Vancouver addressed Council and introduced Loretta Chow from Tiffany Oaks Enterprises Limited, 105 - 3350 Fraser Street, Vancouver, the applicant for rezoning. Mr. Wong provided details of the development proposal in terms of the number of units, the setbacks from the surrounding residential area, landscape buffers, onsite parking and walkways.

Councillor Redman arrived at the Public Hearing at 7:41 p.m. and took her place at the Council table.

Councillor Evans arrived at the Public Hearing at 7:43 p.m. and took his place at the Council table.

Councillor Nikolai arrived at the Public Hearing at 7:50 p.m. and took his place at the Council table.

Ken Urquhart, 1631 Duthie Avenue addressed Council with a number of concerns regarding the effect of the proposed development on the surrounding neighbourhood. Mr. Urquhart questioned the adequacy of providing the minimum requirement of 37 on site parking spaces. It was suggested that due to limited availability vehicles would end up parking along Duthie Avenue.

Paul Binotto, 1621 Duthie Avenue addressed Council requesting that the existing residential neighbourhood be protected from any negative impact resulting from the proposed development. Mr. Binotto expressed concerns regarding onstreet parking, increased traffic volumes and enforcement of speed on Duthie Avenue and appropriate landscaping to protect neighbouring properties.

Council requested staff meet with the developer to discuss onsite parking allocation, recognizing that 37 spaces is the minimum requirement set out in the Zoning Bylaw.

Robert Smathers, 1597 Augusta Avenue (Camaray Place) addressed Council with concerns regarding the close proximity of the proposed development to abutting properties and the location of onsite parking. Mr. Smathers requested that as many existing trees as possible be preserved on the site and suggested additional planting take place to separate the three parking stalls on the eastern property line from the adjoining residential development.

Councillor Drummond retired from the Public Hearing at 8:21 p.m.

Manuel Sousa, 1550 Duthie Avenue addressed Council with concerns regarding loss of privacy and existing traffic congestion and parking on Duthie Avenue. Mr. Sousa requested that the fencing proposed in the design plans be solid as opposed to decorative which will address noise concerns. In concluding, Mr. Sousa requested that as many existing trees as possible be retained on the subject site.

Clem Yan appeared before Council representing his parents, M.S. and W.H. Yan, 7209 Bridlewood Court. Mr. Yan questioned if there were plans for fencing along the south side of the development and if so, how high would the fence be.

In response to the inquiry, Mr. D.G. Stenson, Acting Director Planning and Building advised that a six foot high fence would be erected on the southern property line.

Mr. Michael Horne, 1540 Duthie Avenue addressed Council and suggested that the answer to traffic congestion on Duthie Avenue would be the extension of Phillips Avenue which was planned to go through approximately twenty years ago. Mr. Horne indicated he was not opposed to the proposed development but reminded Council that higher density results in increased traffic and that this issue must be addressed.

Mr. Horne commented on the existing formal walkway on the south side of the subject site and questioned the closure (boarding up) of another more informal walkway which provided pedestrian access to Hatton Avenue.

In concluding, the speaker alluded to issues of truck traffic and parking on Duthie Avenue and future plans of the existing lane easement behind the property.

In response to the inquiry regarding the lane easement, Mr. D.G. Stenson, Acting Director Planning and Building advised that it is located in and forms part of Enclave 2 in the Community Plan. It is proposed that the easement will be consolidated with future site development.

Council requested staff prepare a report addressing the following points raised by previous speakers:

- closure of walkway providing access to Hatton Avenue;
- truck traffic signage on Duthie Avenue;
- traffic count statistics for Duthie Avenue; and
- street lighting on Duthie Avenue

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 1570/1580/1632/1636 Duthie Avenue from R4 Residential District to CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Community Plan 7 guidelines and in accordance with the development plan entitled "Townhouse Development" prepared by Studio One Architecture).

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 #32/92, Bylaw No. 9781 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 40, 1992" - BYLAW NO. 9782

Rezoning Reference #36/92

4260 Still Creek Drive

Lot 1, D.L. 69 and 70, Plan 87524

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

To: "Amended" CD Comprehensive Development District (based on M5 Light Industrial District guidelines and in accordance with the development plan entitled "Willingdon Park Slough Estates Canada Phase III" prepared by InterPlan Architecture & Planning Inc.)

The purpose of the proposed rezoning bylaw amendment is to permit construction of a small laboratory for geotechnical testing and storage use.

Mr. John Scott, Architect, 401 - 131 Water Street, Vancouver addressed Council and provided details on the proposed development of a small laboratory for geotechnical testing and storage use which will be ancillary to the Dominion Directory Building located immediately adjacent to the subject site. With the aid of artistic renderings, Mr. Scott highlighted details of the parking area, forms and finishes of the building and landscaping.

Councillor Young retired from the Public Hearing at 9:05 p.m.

Councillor Rankin retired from the Public Hearing at 9:06 p.m.

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 4260 Still Creek Drive from CD Comprehensive Development District (based on M5 Light Industrial District guidelines) to "Amended" CD Comprehensive Development District (based on M5 Light Industrial District guidelines and in accordance with the development plan entitled "Willingdon Park Slough Estates Canada Phase III" prepared by InterPlan Architecture & Planning Inc.)

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 #36/92, Bylaw No. 9782 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR DRUMMOND:  
SECONDED BY COUNCILLOR LAWSON:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:10 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER OPERATIONS

THE 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 SEPTEMBER 29 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. 38, 1992" - BYLAW NO. 9780

TEXT AMENDMENT

The purpose of the proposed zoning text amendment is to make provision for limited outdoor produce sales in the C1, C2 and C3 Districts as an accessory use and to provide for the inclusion of motion picture and similar production studios and facilities in certain industrial districts.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 39, 1992" - BYLAW NO. 9781

Rezoning Reference #32/92

1570/1580/1632/1636 Duthie Avenue

Lot 99, S. 41 Ft.; Lot 99 Ex. S. 41 Ft.; Blk. 100 Ex. Pcl. "A" and Road (EP 13753); Pcl. "A" (EP 13753), Lot 100; all of D.L. 135, Grp. 1, NWD, Plan 4484

From: R4 Residential District

To: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Community Plan 7 guidelines and in accordance with the development plan entitled "Townhouse Development" prepared by Studio One Architecture)

The purpose of the proposed rezoning bylaw amendment is to permit townhouse development.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 40, 1992" - BYLAW NO. 9782

Rezoning Reference #36/92

4260 Still Creek Drive

Lot 1, D.L. 69 and 70, Plan 87524

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

To: "Amended" CD Comprehensive Development District (based on M5 Light Industrial District guidelines and in accordance with the development plan entitled "Willingdon Park Slough Estates Canada Phase III" prepared by InterPlan Architecture & Planning Inc.)

The purpose of the proposed rezoning bylaw amendment is to permit construction of a small laboratory for geotechnical testing and storage 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 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 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. on Tuesday, 1992 September 09 to 4:45 p.m. on Tuesday, 1992 September 29.

C.A. Turpin  
CITY CLERK