

1993 JUNE 15

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1993 June 15 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Councillor D.G. Evans  
Councillor D.A. Lawson  
Councillor L.A. Rankin  
Councillor C. Redman

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

STAFF: D.G. Stenson, Acting Director Planning and Building  
A.L. Lorentsen, Administrative Officer Operations  
G. McCaskie, Committee Secretary

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 22, 1993" - BYLAW NO. 9890

Rezoning Reference #33/79

4054 1st Avenue - located on the south side of 1st Avenue between MacDonalld and Gilmore Avenues.

Lot 6, Blk. 33, D.L. 117 E1/2, Plan 1222

From: P8 Parking District

To: M3 Heavy Industrial District

The purpose of the proposed zoning bylaw amendment is to allow the development of a storage yard.

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 4054 1st Avenue from P8 Parking District to M3 Heavy Industrial 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 #33/79, Bylaw No. 9890 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 23, 1993" - BYLAW NO. 9891

Rezoning Reference #7/93

7265/87 Mission Avenue; 6626/72/86 Kingsway; 7269/79 Non Avenue (Hawthorne Avenue); 6426/6645/55/65/75 Non Street (Beresford Street); 6445/53/65/71/87/95/6511/31/49/91 Beresford Street; 6450/55/69/70/86/89/96/6511/12/31/50/51/91/92 Arbroath Street - located on the south side of Kingsway in the vicinity of Sperling and Conway Avenues.

N. 10 Ft., Lot "H", Plan 3720; Lot 8, Plan 756; Lot "H" exc. N. 10 Ft., Plan 3720; Lot 7, Plan 756; Lot 10, Plan 756; Lot 9, Exc. Part on Ref. Pl. 3356, Plan 950; E. 140 Ft. (Ref. Pl. 3365) Lot 9, Exc. Part Subdivided by Plan 86581; Plan 950; Lot 10 Exc. Part Subdivided by Plan 86581, Plan 950; Parcel "17" Exc. Part Subdivided by Plan 86581; Block G, Plan 699 as shown red on plan with bylaw filed 53608; Lot 11, Plan 756; Lot 12, Plan 756; Lot 13, Plan 756; W. 1/2 Lot 48, Plan 1740; E. 1/2 Lot 48, Plan 1740, W. 1/2 Lot 47, Plan 1740; E. 1/2 Lot 47, Plan 1740; W. 1/2 Lot 46, Plan 1740; E. 1/2 Lot 46, Plan 1740; Lot 45 Exc. the E. 33 ft.; Plan 1740; E. 33 ft. Lot 45, Plan 1740; Lot 44, Plan 1740; Lot 43, Plan 1740; Parcel "A"(J85398E) Lot 19, Plan 1740; Lot 18, Plan 1740; Lot 17, Plan 1740; Lot 37, Plan 1740; Lot 38, Plan 1740; W. 1/2 Lot 39, Plan 1740; E. 1/2 Lot 39, Plan 1740; W. 1/2 Lot 16, Plan 1740; Lot 40, Plan 1740; E. 1/2 Lot 16, Plan 1740; Lot 41, Plan 1740; Lot 15, Plan 1740; Lot 14, Plan 1740; Lot 42, Plan 1740; Lot 4, Plan 756; Lot 91, Plan 36289; Lot 1, Plan 86581, all of D.L. 96, Gr.1, NWD.

From: P3 Park and Public Use District, M4 Special Industrial District and C4 Service Commercial District

To: CD Comprehensive Development District (based on the RM3, RM4 and RM5 Multiple Family Residential and P2 Administration and Assembly Districts as guidelines and in accordance with the Development Plan entitled "Edmonds Town Centre West" and "Royal Oak Estates" prepared by the City and by Butler Sunvick and Associates) and P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is for development in conformance with the Edmonds Town Centre West Development Plan for multi-family residential, institutional and public park uses.

Mr. Henry Wakabayashi, 280 N. Hythe Avenue, Burnaby, representing Toho Kanko, the developers of the subject properties appeared before the members of Council and advised that he was present to answer any questions that Council or members of the public may have. The speaker also thanked Council and Planning Department staff for their assistance in bringing this proposal to the Public Hearing stage.

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 7265/87 Mission Avenue; 6626/72/86 Kingsway; 7269/79 Non Avenue (Hawthorne Avenue); 6426/6645/55/65/75 Non Street (Beresford Street); 6445/53/65/71/87/95/6511/31/49/91 Beresford Street; 6450/55/69/70/86/89/96/6511/12/31/50/51/91/92 Arbroath Street from P3 Park and Public Use District, M4 Special Industrial District and C4 Service Commercial District to CD Development District (based on the RM3, RM4 and RM5 Multiple Family Residential and P2 Administration and Assembly Districts as guidelines and in accordance with the Development Plan entitled "Edmonds Town Centre West" and "Royal Oak Estates" prepared by the City and by Butler Sunvick and Associates) and P3 Park and Public Use District.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR REDMAN

"THAT this Public Hearing relating to Rezoning Reference #7/93, Bylaw No. 9891 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 24, 1993" - BYLAW NO. 9892

Rezoning Reference #12/93

Portion of 7283 Nelson Avenue - located on the west side of Nelson Avenue between Watling Street and Victory Street.

Portion of Lot 39, D.L. 99, Grp. 1, NWD, Plan 32560

From: P1 Neighbourhood Institutional District

To: R3 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site to create a single-family residential lot.

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 a portion of the property at 7283 Nelson Avenue from P1 Neighbourhood Institutional District to R3 Residential District.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #12/93, Bylaw No. 9892 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 25, 1993" - BYLAW NO. 9893

Rezoning Reference #16/93

4378 Halley Avenue - located on the north-easterly corner of Halley Avenue and Fir Street.

Lot 62, D.L. 38, Grp. 1, NWD, Plan 66970

From: R9 Residential District

To: R4 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the development of a single-family dwelling having a floor area greater than that permitted under the current R9 zoning and bring the zoning of the property into conformity with the prevailing R4 zoning in the area.

Freeman George McLean, 4379 Darwin Avenue, Burnaby appeared before the members of Council to advise of concerns he had about the proposed application. The speaker sees no need to remove the existing home on the subject property but feels that if a new house is to be built that the appearance of the neighbourhood be maintained. Freeman McLean advised that for the sake of both appearance and safety any new home should face Halley Avenue, not Fir Street, as proposed in the applicant's letter.

In conclusion, the speaker advised that he does not object to R4 rezoning for the property but asked that character of the neighbourhood be preserved.

Jullia Lin, 4378 Halley Avenue, Burnaby appeared before the members of Council and advised that she was the owner of the subject property. The speaker advised that she had lived in this neighbourhood for ten years and that she had no wish to change its appearance. Ms. Lin advised that the proposal to locate the house facing Fir Street was an attempt to improve its appearance by facing the same direction as the adjacent house but this issue could be discussed when actual house plans are drawn. The speaker advised that she and her husband intend to build their new home in approximately five year's time to meet the needs of her large family. It is her belief that the new home will not be any higher or take up more space than those already in the neighbourhood and will not look out of character.

In conclusion, the speaker advised that she is asking for the same zoning as the rest of the neighbourhood and will build a home to complement the neighbourhood rather than look out of place.

Mr. Timothy Coughlin, 4378 Halley Avenue, Burnaby appeared before the members of Council in support of his wife's application and reiterated the fact that the R4 zoning would bring their property into conformity with the rest of the neighbourhood.

Mr. Chuck Watt, 4345 Halley Avenue, Burnaby appeared before the members of Council to advise he was not in support of this rezoning application. The speaker advised that he would like to see the R9 designation remain to prevent the building of a monster house. Mr. Watt referred to the house adjacent the subject site, also zoned R9, built approximately 10 years ago which does not conform to the neighbourhood. The speaker also voiced concern about the possibility of there being one or more rental suites in the proposed new home as there may more than one family in the home now.

In response to a query from Council Mr. D.G. Stenson, Acting Director Planning and Building provided details as to allowable square footage, setbacks, site coverage, etc. between the R9 zoned lot and a comparable R4 lot in the neighbourhood.

Mr. Kal Klasen, 4355 Halley Avenue, Burnaby, appeared before the members of Council and advised he was opposed to the proposed rezoning application. The speaker feels a larger home may result in increased traffic and activity in the neighbourhood and agrees with previous speakers that a larger home will not fit in with the existing neighbourhood.

Mr. John Davoren, 4379 Halley Avenue, Burnaby appeared before the members of Council and advised that he did not agree with the proposed rezoning application. Mr. Davoren further advised that he did not understand how the home adjacent the subject property, the other R9 zoned lot, came to be there and why it was allowed to be built much further into the front yard setback than the other houses in the neighbourhood.

In response to the speaker's query Mr. D.G. Stenson, Acting Director Planning and Building outlined the process followed in rezoning and building the neighbouring house. Mr. Stenson explained how different setbacks are required for R9 zoned lots and how in recent years extreme differences such as this no longer occur.

Ms. Darlene Google, 4272 Halley Avenue, Burnaby, appeared before the members of Council and advised that she was opposed to this rezoning application as she did not want any more monster houses in her neighbourhood. The speaker concluded that she did not want any change to the neighbourhood.

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 4378 Halley Avenue from R9 Residential District to R4 Residential District.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR RANKIN

"THAT this Public Hearing relating to Rezoning Reference #16/93, Bylaw No. 9893 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 26, 1993" - BYLAW NO. 9894

Rezoning Reference #23/93

7183/89/95 - 17th Avenue; 7182/88/94 - 18th Avenue - fronts on 16th Street, 17th Avenue and 18th Avenue.

Lot 61, exc. the N.W. 10 ft. being measured at right angles to the N.W. boundary; Lot 62, exc. N.W. 10 ft.; Lot 63, exc. the N.W. 10 ft., Lot 46, exc. the S.E. 10 ft.; Lot 45, exc. S. 10 ft.; Lot 44, exc. S.E. 10 ft.; all of Grp. 1, D.L. 95, Plan 1152

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density)

The purpose of the proposed zoning bylaw amendment is to permit low-rise multi-family residential development.

Mr. Jim Favaro, 7175 - 17th Avenue, Burnaby, B.C. appeared before the members of Council and advised that he had no concerns about the subject rezoning; however, he did have some questions concerning upgrading of streets and lighting in the area.

Mr. D.G. Stenson, Acting Director Planning and Building explained the process by which the remaining portion of 17th Avenue will be upgraded.

In response, to the speaker's concerns about lighting His Worship, Mayor W.J. Copeland suggested that this issue be addressed.

Mr. Gobinder S. Bains, owner of the 7450/52 - 16th Street, Burnaby appeared before the members of Council and advised that he did not have a problem with the rezoning application. However, Mr. Bains was concerned that his property might look odd without sidewalks and curbs when this new development is fully finished and asked if there was some way this could be addressed.

Mr. D.G. Stenson, Acting Director Planning and Building, advised that he would look into this matter.

Mr. Brian Green, 7184 Stride Avenue, Burnaby, appeared before the members of Council and advised that he was in favour of this rezoning application. The speaker felt this new, family oriented development would be an improvement to the area.

However, Mr. Green did express a concern with lighting in this area and explained that the access area to the underground parking lot of his complex was very dark and expressed concern that this new development might also experience problems with break-and-enters into its parking lot.

In conclusion, Mr. Green asked how he could contact the Edmonds Area Committee to discuss his concerns.

Mr. D.G. Stenson, Acting Director Planning and Building advised that he would provide Mr. Favaro with information as to how the lighting in the area could be improved and how he could contact the Edmonds Area Advisory Committee.

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 7183/89/95 - 17th Avenue; 7182/88/94 - 18th Avenue from R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density)

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #23/93, Bylaw No. 9894 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 27, 1993" - BYLAW NO. 9895

Rezoning Reference #27/93

7530 Broadway - located on the south side of Broadway between Camrose Ave. and Lawrence Dr.

Lot 60, Blk. 7, D.L.'s 59 and 137, Grp. 1, NWD, Plan 3050

From: R2a Residential District

To: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit a portion of the property to be included in the subdivision of the adjacent lot to the west.

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 7530 Broadway from R2a Residential District to R2 Residential District.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR RANKIN

"THAT this Public Hearing relating to Rezoning Reference #27/93, Bylaw No. 9895 be now terminated."

CARRIED UNANIMOUSLY



7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 28, 1993" - BYLAW NO. 9896

Rezoning Reference #17/93

4091/95, 4107 Pender Street; 450 Gilmore Avenue - located on the northern corners of the intersection of Gilmore Avenue and Pender Street, half a block south from Hastings Street in the commercial core as designated in the Hastings Street Area Plan.

E. 10 ft. Lot 12, W. 30 ft. Lot 11, E. 10 ft. Lot 11, Lot 10, Blk. 12, D.L. 116, Grp. 1, NWD, Plan 1236; Lots 35 and 36, Blk. 9, D.L. 121, Grp. 1, NWD, Plan 1054.

From: R5 Residential District

To: CD Comprehensive Development District (based on P8 Parking District and Hastings Street Area Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the development of two surface public parking lots.

Catherine Homenchuk, 4123 E. Pender Street, Burnaby appeared before the members of Council to advise that although she was not opposed to the proposed rezoning she does have some concerns about the proposed parking lots. The speaker asked that the lots be provided with suitable landscaping and screening and that they be locked during the hours of 10:00 p.m. to 6:00 a.m. It is Ms. Homenchuk's opinion that unless these measures are taken the parking lots will become gathering places for people and cars, creating a disturbance for the whole neighbourhood. The speaker feels that since most local businesses close by 9:00 p.m. and that there is sufficient street parking for the few local restaurants remaining open.

In conclusion, Ms. Homenchuk clarified that although she supports the parking lot proposal as a necessary part of the Hastings Street improvements she is opposed to the proposed changes to increase traffic along the Hastings Street corridor.

In response to a request from Council Mr. D.G. Stenson outlined the landscaping and screening provisions for the proposed development.

Mr. Edward Stipp, owner of Shopper's Drug Mart, 4012 E. Hastings Street and Vice President of the Heights' Merchants Association appeared before the members of Council to advise that his Association is very much in favour of this rezoning application. The Merchant's Association sees this as a positive step towards the redevelopment of a good Burnaby neighbourhood.

Mr. David Tong, 4110 E. Pender Street, Burnaby appeared before the members of Council and advised that he resides across the street from the proposed development. Mr. Tong expressed concern about access and egress to the proposed parking lots and the increased traffic on Pender Street.

Mr. Tong asked whether it would be possible for there to be access only to the site from Pender Street. The speaker also had concerns about increased noise, loitering and crime in the area and was very much in favour of locking the gates to the parking lots during the night.

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 4091/95, 4107 Pender Street; 450 Gilmore Avenue from R5 Residential District to CD Comprehensive Development District (based on P8 Parking District and Hastings Street Area Plan as guidelines).

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR RANKIN

"THAT this Public Hearing relating to Rezoning Reference #17/93, Bylaw No. 9896 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR RANKIN

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

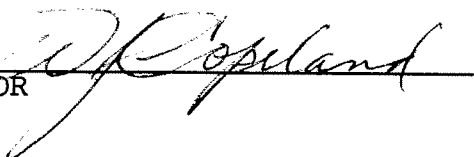
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:57 p.m.

Confirmed:

Certified Correct:

MAYOR



ADMINISTRATIVE OFFICER OPERATIONS

