

1993 January 26

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1993 January 26 at 7:30 p.m.

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

ABSENT: Councillor E. Nikolai

STAFF: D.G. Stenson, Acting Director Planning and 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. 1, 1993" - BYLAW NO. 9833

Rezoning Reference #45/92

7026 Kingsway

Lot 23, Blk. 1, D.L. 95, Plan 5556, Exc. Plan BL A29338,  
6845-7250-2810-7025

From: C4 Service Commercial District

To: CD Comprehensive Development District (based on RM5, P5 and  
C2 District use and density, and in accordance with the  
development plan entitled "City Club" prepared by Cornerstone  
Architects)

The purpose of the proposed rezoning bylaw amendment is to provide  
for development of a mixed-use high rise apartment/townhouse/  
commercial development with 10 non-market units for people with  
physical disabilities.

Scott Kennedy, representing Cornerstone Architects, 3283 Fleming  
Street, Vancouver addressed Council advising this was the third  
rezoning application submitted for the subject property. Mr.  
Kennedy indicated that the driving force behind the application at  
hand is to provide social housing at no cost to the taxpayer. The  
speaker then provided details on proposed access to the site from  
Kingsway and the preservation of existing mature trees and open  
green space.

In conclusion, Mr. Kennedy requested three amendments to the  
rezoning application as follows:

1. That parking for the commercial component of the proposed development be reduced from the 65 spaces required by Ministry of Transportation and Highways to 44 spaces which meets the requirements of the Burnaby Zoning Bylaw; and
2. That the P5 component of the proposed development be reduced from ten units to eight units, which would represent five percent of the total development; and
3. That the required Parkland Acquisition Levy be waived.

David Shelton, President, 351173 B.C. Limited and residing at 2241 Scandia Lane, Point Roberts, Washington addressed Council as the owner and developer for the subject rezoning. Mr. Shelton indicated he has been working together with the Vancouver Resource Society to determine the optimum number of units required for the physically disabled in the development, at the least cost.

In response to inquiries from Council members, the Acting Director Planning and Building defined the changes which would take place in the overall development scheme when comparing an RM4 designation (1.7 unit density) to an RM5 designation (2.2 unit density). The Acting Director suggested the difference would mean an overall gross floor area increase of thirty percent and that the reconfiguration of the site would provide a significant change to the Official Community Plan in terms of vehicular patterns and green space. With respect to the requested reduction in parking, the Acting Director advised that the 44 spaces meets the minimum parking requirement in the zoning bylaw.

His Worship, Mayor Copeland retired from the Council Chamber at 8:10 p.m.

Councillor Lawson assumed the Chair as Acting Mayor at 8:10 p.m.

Lloyd Bray, President of Middlegate Honda, 6984 Kingsway addressed Council expressing concern regarding the impact the proposed development would have on parking and traffic patterns on the surrounding road network.

His Worship, Mayor Copeland returned to the Council Chamber at 8:16 p.m. and assumed the Chair.

Councillor Lawson returned to the Council table at 8:16 p.m.

Mr. Bray distributed copies of a letter dated 1993 January 14 addressed to the Planning and Building Department requesting information and clarification of a number of issues relating to the proposed rezoning. A copy of the correspondence is on file in the City Clerk's Department.

Councillor Corrigan retired from the Council Chamber at 8:25 p.m.

Scott Kennedy, representing Cornerstone Architects, 3283 Fleming Street, Vancouver again addressed Council in response to questions raised by the previous speaker regarding the traffic study. The speaker indicated that the traffic study was commissioned to support the argument that Beresford Street could be closed and to determine the potential for a left-turn access into the proposed project.

Councillor Corrigan returned to the Council Chamber at 8:31 p.m. and took his place at the Council table.

Mr. Kennedy concluded his comments by accounting for the additional 36,000 square feet of floor area in the development proposal. 10,000 square feet will be commercial floor space and the balance will be taken up by a three-storey low-rise townhouse development.

Lloyd Bray, President of Middlegate Honda, 6984 Kingsway again addressed Council advising that his business would remain in the area for the long-term and repeated his concern of the impact the proposed development would have on his business and on the surrounding area.

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 7026 Kingsway from C4 Service Commercial District to CD Comprehensive Development District (based on RM5, P5 and C2 District use and density, and in accordance with the development plan entitled "City Club" prepared by Cornerstone 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 #45/92, Bylaw No. 9833 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 2, 1993" - BYLAW NO. 9834

Rezoning Reference #46/92

3768 and 3776 Thurston Street

Lots 5 & 6, D.L. 35, Grp. 1, NWD, Plan 2274

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Metrotown Area II Plan guidelines, and in accordance with the development plan entitled "18 Unit Apartment @ Thurston Street" prepared by Weber & Associate Architects)

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

Councillor Drummond retired from the Council Chamber at 8:38 p.m.

Councillor Rankin retired from the Council Chamber at 8:38 p.m.

Thom Ecker, representing Weber and Associates, applicant for the rezoning, 401 - 958 West 8th Avenue, Vancouver addressed Council and provided details of the zoning proposal.

Councillor Young retired from the Council Chamber at 8:39 p.m.

Councillor Drummond returned to the Council Chamber at 8:42 p.m. and took his place at the Council table.

Doug Porter, 3782 Thurston Street, Burnaby addressed Council as the property owner immediately east of the proposed rezoning. Mr. Porter raised concerns regarding the following matters:

- population growth concerns and destruction of existing neighbourhoods
- tree preservation

Councillor Young returned to the Council Chamber at 8:50 p.m. and took his place at the Council table.

- shading of property as a result of the proposed landscaping scheme
- fencing of the property
- restriction of pesticide use on property
- road configurations and pavement width
- retention of green space and street character

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

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

- retention of ditch in front of speaker's property
- undergrounding of powerlines and street tree planting
- retention of existing houses for purpose of relocation as opposed to demolition

In concluding, the speaker suggested it more convenient if staff were to include site plans and landscape plans as part of rezoning reports. Mr. Porter supplied Council members with a copy of the following material:

- comments made at the 1992 October 05 Council meeting regarding population growth and the loss of open space, green space and trees;
- copy of a letter dated 1992 December 02 to the Editor of Burnaby Now on the same subject;
- a chronology of his appearances before Council and correspondence written on the subject;

- copy of page 4 from Metrotown Area Development Plan 11 regarding planning considerations and growth capacity;  
and
- a map of the area highlighting the trees and green space which have been removed from the area.

Councillor Corrigan returned to the Council Chamber at 9:01 p.m. and took his place at the Council table.

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 3768 and 3776 Thurston Street from R5 Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Metrotown Area II Plan guidelines, and in accordance with the development plan entitled "18 Unit Apartment @ Thurston Street" prepared by Weber & Associate 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 #46/92, Bylaw No. 9834 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 3, 1993" - BYLAW NO. 9835

Rezoning Reference #47/92

3700 Gilmore Way

Lot 17, D.L. 71, Plan 64401 and portion of Lot 14 Exc: Firstly: Pcl. "A" (Bylaw Plan 60615); Secondly: part subdivided by Plan 60616; Thirdly part subdivided by Plan 64401; Fourthly: part subdivided by Plan 80047; D.L.'s 71 and 72, Grp. 1, NWD, Plan 59477

From: CD Comprehensive Development District (based on the Discovery Park Community Plan guidelines)

To: "Amended" CD Comprehensive Development District (based on the Discovery Park Community Plan guidelines, and in accordance with the development plan entitled "Parking Expansion" prepared by G.D. Hamilton Associates Consulting Ltd. and L.A. West Landscape Architects)

1993 January 26

The purpose of the proposed rezoning bylaw amendment is to permit the construction of surface parking expansion.

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 3700 Gilmore Way from CD Comprehensive Development District (based on the Discovery Park Community Plan guidelines) to "Amended" CD Comprehensive Development District (based on the Discovery Park Community Plan guidelines, and in accordance with the development plan entitled "Parking Expansion" prepared by G.D. Hamilton Associates Consulting Ltd. and L.A. West Landscape 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 #47/92, Bylaw No. 9835 be now terminated."

CARRIED UNANIMOUSLY

Councillor Redman retired from the Council Chamber at 9:05 p.m.

A D J O U R N M E N T

MOVED BY COUNCILLOR CORRIGAN:  
SECONDED BY COUNCILLOR LAWSON:

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


CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:06 p.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, 1993 JANUARY 26 AT 7:30 P.M.

In the Council Chamber, Burnaby 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. 1, 1993" - BYLAW NO. 9833

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BYLAW NO. 2, 1993" - BYLAW NO. 9834

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The purpose of the proposed zoning bylaw amendment is to permit the construction of surface parking expansion.

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 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 applications are available for public examination at the offices of the Planning Division, 3rd floor, in Burnaby City Hall.

Copies of the proposed bylaws 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, 1993 January 12 to 4:45 p.m. on Tuesday, 1993 January 26.

C.A. Turpin  
CITY CLERK