

1993 OCTOBER 26

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

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

ABSENT: Councillor D.R. Corrigan
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor E. Nikolai

STAFF: D.G. Stenson, Director Planning and Building
F. Avakumovic, Community Planner
M. Pasqua, Administrative Officer Operations

The Public Hearing was called to order at 7:39 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1991" - BYLAW NO. 9632

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to create zoning districts RM6, RM7, C8 and C8a - Hastings Village.

Mr. Larry French, Robertson's Home Hardware, 4052 Hastings Street, Burnaby addressed Council on behalf of the Heights Merchants Association and spoke in support of the text amendment for Hastings Village. Mr. French stressed the importance of "breezeways" and "walkthroughs" from the lanes through to Hastings Street as part of the redevelopment plan and suggested that developers be offered incentives to encourage these positive features of the Community Plan.

In response to an enquiry from Council as to the types of incentives which could be offered to developers, Mr. French suggested some form of parking fund where concessions could be negotiated.

Council indicated it would be appropriate to call for a report to Council, at second reading of the bylaw, addressing the matter of incentives.

Pauline Mudrakoff, 201 - 3961 Albert Street, Burnaby addressed Council with a number of enquiries regarding the process followed regarding the adoption of the text amendment and subsequent rezoning applications.

Ms. Mudrakoff indicated her support for the Hastings Street Community Plan but questioned the absence of a zoning category for the south side, 3800 Block Hastings Street.

In response to the speaker's enquiry, the Director Planning and Building advised that the 3800 and 3900 Block Hastings Street, south side, forms part of the Hastings Street Urban Renewal site which are lands primarily owned by the Federal and Provincial Governments and the City of Burnaby. Rezoning applications for this area will be utilizing the comprehensive development guidelines at a future date.

The Advisory Planning Commission wish to advise Council that following its consideration of this text amendment a decision was reached to SUPPORT the creation of zoning districts RM6, RM7, C8 and C8a - Hastings Village.

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

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR RANKIN

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 9632 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 1993" - BYLAW NO. 9964

Rezoning Reference #29/93

6991 Winston Street - located on the northeasterly side of Winston Street, west of Fielding Court and Hillview Street.

Lot 6, exc. part on plan with bylaw filed A54179, D.L. 78, Grp. 1, NWD, Plan 11087.

From: M5 Light Industrial District

To: R3 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into single-family dwelling lots utilizing the R3 District Regulations.

William Clark, 7086 Fielding Court, Burnaby addressed Council questioning why the subject of the Public Hearing was to consider rezoning of the property to R2 Residential District when the staff report indicates rezoning to R3 Residential District.

In response to the enquiry, the Director Planning and Building advised that, as a result of discussions with the applicant, it was agreed that an R2 designation would be more compatible with the surrounding neighbourhood.

Corey Taylor, 7008 Greenwood Street, Burnaby addressed Council referring to Section 3.1 of the staff report pertaining to the requirements for an 80 metre long portion of the "panhandle" which is designated for future consolidation with an adjacent property. Ms. Taylor enquired if any definite plans have been made.

In response, the Director Planning and Building indicated that there were no current or future plans for the undersized panhandle portion of property.

Ron Evanski, 7017 Hillview Street, Burnaby addressed Council in support of the rezoning application but expressed concern regarding the proposed lane connection of Fielding Court to Hillview Street. Mr. Evanski was of the opinion that this connection would invite more traffic into the area which raised concerns for safety of the children playing in the area. In concluding, the speaker advised of a previous letter of commitment from Burnaby stating there was no intention of connecting the Fielding Court cul-de-sac to Hillview Street.

Council directed staff to investigate the existence of the letter of commitment referred to by the speaker and that a staff report be forwarded to Council, prior to second reading of the bylaw, advising of the outcome of the investigation.

Carla Brolese, 3438 Roxton Avenue, Coquitlam addressed Council as the owner of 7008 Greenwood Street and enquired as to the future plan for the "panhandle" portion of property. The speaker was interested to know if it will remain as green space or if it will be utilized as an easement for the adjacent M5 zoned property.

In response, the Director Planning and Building indicated that there were no current plans for the 80 metre panhandle but that if an approach were made, Council would be in a position to consider the request at hand.

Doug Beckett, 7046 Hillview Street, Burnaby addressed Council with concerns regarding the lane connection from Fielding Court to Hillview Street. Mr. Beckett indicated that all his neighbours oppose the connector and wish to retain their unique and quiet neighbourhood. The speaker was also of the opinion that the lane connection would not necessarily enhance emergency vehicle access.

Al Worobetz, 7026 Hillview Street, Burnaby addressed Council in opposition to the lane connection from Fielding Court to Hillview Street.

Dennis Nesbit, 7036 Hillview Street, Burnaby addressed Council in opposition to the lane connection from Fielding Court to Hillview Street and also requested that Council look into the matter of the noise emanating from the BNR and CN trains which travel through the area.

Jesse Maxwell, 7007 Hillview Street, Burnaby addressed Council advising she was opposed to the lane connection from Fielding Court to Hillview Street.

Janet Hayes, 7006 Hillview Street, Burnaby addressed Council advising of her opposition to the lane connection from Fielding Court to Hillview Street and also raised the concern regarding train noise.

John Peake, 3205 Rainbow Court, Burnaby, addressed Council in opposition to the lane connection from Fielding Court to Hillview Street.

Bert Koll, 7067 Hillview Street, Burnaby addressed Council in opposition to the lane connection from Fielding Court to Hillview Street.

Marilyn Koll, 7067 Hillview Street, Burnaby addressed Council in opposition to the lane connection from Fielding Court to Hillview Street.

Don Andrew, Architect, Creekside Architects Limited, 400 - 1450 Creekside Drive, Vancouver addressed Council as the applicant for the subject rezoning. Mr. Andrew indicated his full agreement to making application under the R2 zoning designation as previously mentioned by the Director Planning and Building. The speaker advised that his client does not want the lane connection from Fielding Court to Hillview Street as it serves no purpose in terms of the rezoning application. In concluding, the speaker suggested that the proposed development will be an asset to the neighbourhood and was more than willing to work with staff and the local residents to resolve the lane connection issue.

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 6991 Winston Street from M5 Light Industrial District to R3 Residential District.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #29/93, Bylaw No. 9964 be now terminated."

CARRIED UNANIMOUSLY

Arising from the discussion regarding the proposed lane connection from Fielding Court to Hillview Street, Councillor Rankin was given leave to introduce the following motion:

MOVED BY COUNCILLOR RANKIN
SECONDED BY COUNCILLOR LAWSON

"THAT staff prepare a report on a design solution which would respond to the matter of the lane connection from Fielding Court to Hillview Street, to be submitted to Council prior to Second Reading of the bylaw."

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR REDMAN

"THAT the Public Hearing (Zoning) do now recess."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) recessed at 8:38 p.m.

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR LAWSON

"THAT the Public Hearing (Zoning) do now reconvene."

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 8:45 p.m. with Councillors Drummond, Corrigan, Evans and Nikolai absent.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 1993" - BYLAW NO. 9965

Rezoning Reference #48/93

2726 Bainbridge Ave.; 7226 and portions of 7168, 7180, 7192 and 7212 Broadway - located south of Broadway between Bainbridge Ave. and Southview Place.

Lot 3, D.L. 59, Grp. 1, NWD, Plan 84708; Lot D, D.L.'s 59 and 136, Grp. 1, NWD, Plan 14510; Portions of Lots 2, A, B and C, D.L.'s 59 and 136, Grp. 1, NWD, Plan 12848

From: A2 Small Holdings District

To: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit single-family residential subdivision in accordance with the R2 Residential District regulations.

Peter Hollick, 2640 Bainbridge Avenue, Burnaby addressed Council making reference to a dedication which will be required to accommodate the future Bainbridge/Phillips Connector. The speaker indicated that the proposed connector will remove approximately 25 percent of his rear yard where the majority of his family's liesure activities take place. Further, the increased traffic running through the neighbourhood will only add to the aggrevation. In concluding, the speaker requested any statistics available on projected traffic volumes for the proposed connector.

In response, the Director Planning and Building advised that projected traffic volume figures are not available and that the proposed connector is not in the future Capital plans for Burnaby. The proposed Bainbridge/Phillips Connector is a function of the 1979 Transportation Plan and is identified as a residential collector street.

Ken Lim, 7105 Broadway, Burnaby addressed Council with a request for a three-way stop control at the intersection of Broadway and Bainbridge. Mr. Lim indicated that traffic at this intersection is conjested and his concern was the fact that there are two elementary schools in close proximity.

Peter Hollick, 2640 Bainbridge Avenue, Burnaby again addressed Council advising of a large lot for sale on the southeast corner of the Bainbridge/Broadway intersection and suggested Burnaby look into purchasing the property in order to accommodate a realignment of Bainbridge Street to alleviate the traffic pressure at the intersection.

Dahong Lee, 2675 Bainbridge Avenue, Burnaby addressed Council requesting Bainbridge Avenue be cul-de-saced and questioned the timing of the work.

In response, the Director Planning and Building indicated that the cul-de-sac cannot be constructed until such time as an alternate route is provided. This is not anticipated in the current five year plan.

Council advised that three Council members present at this Public Hearing sit on the Traffic and Transportation Committee which is currently reviewing the 1979 Transportation Plan. The speakers were assured that their concerns regarding the Bainbridge/Broadway Connector had been noted.

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 2726 Bainbridge Ave.; 7226 and portions of 7168, 7180, 7192 and 7212 Broadway from A2 Small Holdings 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 #48/93, Bylaw No. 9965 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1993" - BYLAW NO. 9966

Rezoning Reference #54/93

5121 Dover Street - located on the north side of Dover Street between Royal Oak and Nelson Avenues.

Parcel A (Explanatory Plan 12473) of Lots 5 and 6, D.L. 32, Grp. 1, NWD, Plan 1848

From: R4 Residential District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into 2 lots based on the R5 Single Family Dwelling - Small regulations in order to construct two new single-family dwellings.

A letter dated 1993 October 15 was received from Bill Wong, applicant for the rezoning, 1095 Holdom Avenue, Burnaby providing information which he considered important in seeking Council's overall support for his rezoning application. A copy of this correspondence is on file in the City Clerk's Department.

An undated letter was received from Bill Wong, applicant for the subject rezoning, 1095 Holdom Avenue, Burnaby providing a list of pros and cons respecting the rezoning application, photographs showing other homes in the immediate area, a petition containing signatures of 8 neighbours in support of the application and an unsolicited letter from Margaret Kilbride, 5987 Royal Oak Avenue expressing support for the development proposal. A copy of this material is on file in the City Clerk's Department.

The content of the petition attached to Mr. Wong's letter reads as follows:

"We are residents in the 5000 and 5100 Blocks Dover Street; Yes, we support this application to build 2 smaller new houses at 5121 Dover."

Bill Wong, 1095 Holdom Avenue, Burnaby addressed Council representing himself as the applicant and three other interested parties; Majorie Wong, David Lee and Lisa Lee. Mr. Wong advised Council of the petition and also the letter from Mrs. Kilbride, both of which are in support of the application. The speaker further commented on the statement made that relaxing the 36 foot frontage to allow for this rezoning would be precedent setting. Mr. Wong indicated that the precedent had already been set by way of other similar rezoning requests. In concluding, Mr. Wong encouraged Council to be flexible when considering the subject application.

Harold Crockett, 5101 Dover Street, Burnaby addressed Council advising that he resided next door to the subject property and indicated his support for the rezoning to accommodate the development of two new single family dwellings.

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 5121 Dover 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 LAWSON

"THAT this Public Hearing relating to Rezoning Reference #54/93, Bylaw No. 9966 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 1993" - BYLAW NO. 9967

Rezoning Reference #55/93

Portion of 5755 Marine Drive - located on the north side of Marine Dr. between MacPherson and Gilley Avenues.

Portion of Lot 48, D.L. 159, Grp. 1, NWD, Plan 25255

From: C2 Community Commercial District

TO: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the site to be subdivided into 3 single family residential lots.

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 5755 Marine Drive from C2 Community Commercial District to R2 Residential District.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #55/93, Bylaw No. 9967 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 1993" - BYLAW NO. 9968

Rezoning Reference #57/93

4170 Still Creek Drive - located at the west entrance to the Willingdon Business Park at the corner of Still Creek Dr., Still Creek Ave. and the Gilmore Diversion, immediately north of the Trans Canada Highway.

Lot A, D.L. 69, Grp. 1, NWD, Plan 71013

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

To: "Amended" CD Comprehensive Development District (based on M5 Light Industrial District and M2R General Industrial District for restaurant use guidelines, and in accordance with the Development Plan entitled "Sadie's Lunch Works" prepared by InterPlan Architecture & Planning Inc.)

The purpose of the proposed zoning bylaw amendment is to allow for inclusion of a restaurant use in the development.

A letter dated 1993 October 26 was received from Brian Bonney, President, Future Business Centre, 200 - 4170 Still Creek Drive, Burnaby expressing concern regarding allocation of adequate visitor parking space to accommodate the restaurant use. Mr. Bonney is of the opinion that the only way to resolve the shortage of visitor parking spaces is to retain the on-street parking.

Brian Bonney, 32 - 8763 Ash Grove Crescent, Burnaby addressed Council in support of the rezoning application to allow for the inclusion of a restaurant use in the development. Mr. Bonney advised that his concern was the provision of an adequate number of visitor, "come and go" surface parking spaces to accommodate the restaurant patrons.

In response, the Director Planning and Building advised that the restaurant has 55 seats whereby the bylaw requires 1 parking space for each 5 seats. There are 11 spaces required for this particular user. On the total development site there is a parking requirement, including these 11 spaces, for 174 vehicles and included in the site are 232 parking sites which represents a surplus of parking spaces. Staff feel there is more than sufficient parking spaces available but that the Zoning Bylaw does not distinguish between tenant and visitor parking. It is therefore at the discretion of the landlord to allocate parking spaces.

In response to a request from Council, the Director Planning and Building undertook to determine if a count is available on the number of vehicles parking on the street during the day. Mr. Stenson indicated that this matter had been the subject of discussion with the Traffic and Transportation Committee which may indicate that statistics are available.

John Scott, Interplan Architecture, residing at 6758 Dufferin Avenue, West Vancouver addressed Council as the architect and planner for Slough Estates. Mr. Scott provided details on the restaurant's square footage and advised that it would be operated as an accessory use. The speaker assured Council that all bylaw requirements had been met with respect to the rezoning application and took exception to comments made by the previous speaker regarding the provision of visitor parking spaces.

Mr. Scott elaborated on the Slough Estate's parking space allocation policy which indicates that more than a sufficient and balanced number of spaces are available for both tenants and visitors. In concluding, Mr. Scott advised that the application for restaurant use supports the overall intent of the business park.

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 4170 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 and M2r General Industrial District for restaurant use guidelines, and in accordance with the Development Plan entitled "Sadie's Lunch Works" prepared by InterPlan Architecture & Planning Inc.)

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to rezoning reference #57/93, Bylaw No. 9968 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 1993" - BYLAW NO. 9969

Rezoning Reference #11/93
2695 Bainbridge Ave. - located on the west side of Bainbridge Ave.
between Lougheed Hwy. and Broadway.

Lot 176, D.L. 59, Grp. 1, NWD, Plan 52964

From: A2 Small Holdings District

To: CD Comprehensive Development District (based on R2
Residential District guidelines).

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into six lots for the construction of five new single family dwellings.

A letter dated 1993 October 25 was received from Walter and Dolly Ammann, 2665 Bainbridge Avenue, Burnaby advising of their support for the rezoning application.

Shirley Turnbull, 7056 Mawhinney Close, Burnaby addressed Council expressing concern regarding being approach to sell her property to accommodate a property consolidation for future development. The speaker further advised that the application at hand would result in a loss of their privacy and green space which they curenly enjoy.

Mrs. Turnbull provided a letter from Doug Hensby and Jacqui Balfour, 3050 Ellerslie Avenue, Burnaby advising that their property will be dramatically and unfavourably affected if the rezoning proceeds. The writers did indicate, however that if the subject site is developed so that the two Ellerslie Avenues do not connect, they would view the rezoning more favourably. A copy of this correspondence is on file in the City Clerk's Department.

The speaker also provided Council with a copy of a letter stating her and her husband's position with respect to the rezoning application and a copy of the map they received upon the purchase of her property. A copy of the letter and the map is on file in the City Clerk's Department.

William Lee, 3080 Ellerslie Avenue, Burnaby addressed Council in opposition to the rezoning application. The speaker expressed concerns regarding an increase in traffic volume in the neighbourhood once the thru road in constructed which will adversely affect the privacy of the residents. In concluding, the speaker questioned what purpose the through road would serve.

Peggy Lloyd, 2628 Tretheway, Burnaby addressed Council advising that there were no childrens' playgrounds in an area with a large number of young families and questioned if there were any future plans in this regard. Due to the lack of playground facilities, the speaker advised that the local children play on the cul-de-sac. Therefore, if the cul-de-sac were opened, the children would not have a safe place to play.

In response, the Director Planning and Building advised of plans for a parksite, which will include a range of facilities, three blocks east and one block south of Bainbridge Avenue.

Jim Turnbull, 7056 Mawhinney Close, Burnaby addressed Council advising he did not support the rezoning application.

Abdul Salleh, 3065 Ellerslie Avenue, Burnaby addressed Council strongly objecting to the extension of Ellerslie Avenue.

Y.W. Tong, 3040 Ellerslie Avenue, Burnaby addressed Council requesting that Ellerslie Avenue remain as a cul-de-sac rather than the proposal to connect it through. The connection of the two Ellerslie Streets will bring more traffic into the neighbourhood.

In response to an enquiry from Council as to whether there would be enough turn-around space if two back-to-back cul-de-sacs were designed, the Director Planning and Building indicated that this design had not been considered as the long term plan had always been to make Ellerslie a through road.

Mr. Stenson undertook to consult with staff to determine the feasibility of the suggested design.

Kim Or, 3075 Ellerslie Avenue, Burnaby addressed Council advising of his opposition to the proposed opening of the Ellerslie Street cul-de-sac.

Alice Jang, 3060 Ellerslie Avenue, Burnaby addressed Council advising that Ellerslie Street is a very quiet and enjoyable street and if it were to be put through, it would deprive the residents of their privacy. Ms. Jang indicated her opposition to the rezoning application.

Clara Swan, 3030 Ellerslie Avenue, Burnaby addressed Council advising that Ellerslie Street has a very steep hill and is hazardous during inclement weather. Ms. Swan opposes the opening of the cul-de-sac and also made comment with respect to the lack of parks in the neighbourhood.

Joanna Kostanski, 4281 Madeley Road, North Vancouver addressed Council advising she was retained by the developer as the architect for the subject rezoning. Ms. Kostanski indicated they had been working closely with staff regarding the design on Ellerslie Avenue and felt that the opening of the street will not generate additional traffic on Ellerslie Avenue.

Council directed staff to provide a report, prior to second reading of the bylaw, indicating if it would be technically feasible to provide reciprocal book-end cul-de-sacs on Ellerslie Avenue.

Tahong Lee, 2675 Bainbridge Avenue, Burnaby addressed Council with reference to Section 3.3 of the Director Planning and Building Report and requested clarification of the servicing requirements. Mr. Lee wished to know if the sidewalk would be paved and curbed.

In response, the Director Planning and Building advised that the standard includes a full paved, separated sidewalk.

Jerzy Kostanski, 4281 Madeley Road, North Vancouver addressed Council representing J. & J.K. Projects Limited, applicant for rezoning, advising that any additional traffic would emanate from Lot 6 only, not lots 4 and 5. The speaker further suggested that emergency vehicles currently have no turn-around area and that the connection of the two Ellerslie Avenues would solve that problem.

David Lo, 2801 Ellerslie Avenue, Burnaby addressed Council opposing the connection of Ellerslie 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 property at 2695 Bainbridge Avenue from A2 Small Holdings District to CD Comprehensive Development District (based on R2 Residential district guidelines).

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #11/93, Bylaw No. 9969 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR LAWSON

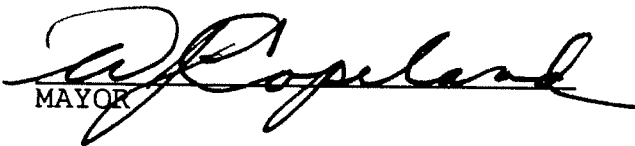
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:33 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 OCTOBER 26 AT 7:30 P.M.

in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2, to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 38, 1991" - BYLAW NO. 9632

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to create zoning districts RM6, RM7, C8a and C8b - Hastings Village.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 1993" - BYLAW NO. 9964

Rezoning Reference #29/93

6991 Winston Street - located on the northeasterly side of Winston Street, west of Fielding Court and Hillview Street.

Lot 6, exc. part on plan with bylaw filed A54179, D.L. 78, Grp. 1, NWD, Plan 11087.

From: M5 Light Industrial District

To: R3 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into single-family dwelling lots utilizing the R3 District Regulations.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 1993" - BYLAW NO. 9965

Rezoning Reference #48/93

2726 Bainbridge Ave.; 7226 and portions of 7168, 7180, 7192 and 7212 Broadway - located south of Broadway between Bainbridge Ave. and Southview Place.

Lot 3, D.L. 59, Grp. 1, NWD, Plan 84708; Lot D, D.L.'s 59 and 136, Grp. 1, NWD, Plan 14510; Portions of Lots 2, A, B and C, D.L.'s 59 and 136, Grp. 1, NWD, Plan 12848

From: A2 Small Holdings District

To: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit single-family residential subdivision in accordance with the R2 Residential District regulations.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1993" - BYLAW NO. 9966

Rezoning Reference #54/93

5121 Dover Street - located on the north side of Dover Street between Royal Oak and Nelson Avenues.

Parcel A (Explanatory Plan 12473) of Lots 5 and 6, D.L. 32, Grp. 1, NWD, Plan 1848

From: R4 Residential District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into 2 lots based on the R5 Single Family Dwelling - Small regulations in order to construct two new single-family dwellings.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 1993" - BYLAW NO. 9967

Rezoning Reference #55/93

Portion of 5755 Marine Drive - located on the north side of Marine Dr. between MacPherson and Gilley Avenues.

Portion of Lot 48, D.L. 159, Grp. 1, NWD, Plan 25255

From: C2 Community Commercial District

TO: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the site to be subdivided into 3 single family residential lots.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 1993" - BYLAW NO. 9968

Rezoning Reference #57/93

4170 Still Creek Drive - located at the west entrance to the Willingdon Business Park at the corner of Still Creek Dr., Still Creek Ave. and the Gilmore Diversion, immediately north of the Trans Canada Highway.

Lot A, D.L. 69, Grp. 1, NWD, Plan 71013

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

To: "Amended" CD Comprehensive Development District (based on M5 Light Industrial District and M2R General Industrial District for restaurant use guidelines, and in accordance with the Development Plan entitled "Sadie's Lunch Works" prepared by InterPlan Architecture & Planning Inc.)

The purpose of the proposed zoning bylaw amendment is to allow for inclusion of a restaurant use in the development.

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 54, 1993" - BYLAW NO. 9969

Rezoning Reference #11/93

2695 Bainbridge Ave. - located on the west side of Bainbridge Ave. between Lougheed Hwy. and Broadway.

Lot 176, D.L. 59, Grp. 1, NWD, Plan 52964

From: A2 Small Holdings District

To: CD Comprehensive Development District (based on R2 Residential District guidelines).

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the site into six lots for the construction of five new single family dwellings.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw. Submissions will not be accepted after termination of the Public Hearing.

The Director Planning and Building'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. from 8:00 a.m. to 4:45 p.m. weekdays from Tuesday, 1993 October 5 to Tuesday 1993 October 26.

C.A. Turpin
CITY CLERK