

1993 JULY 27

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1993 July 27 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.R. Corrigan
Councillor D.G. Evans
Councillor E. Nikolai
Councillor C. Redman

ABSENT: Councillor D.P. Drummond
Councillor D.A. Lawson
Councillor L.A. Rankin
Councillor J. Young

STAFF: G. McCaskie, Acting Administrative Officer - Operations
M. Pasqua, Administrative Officer/Communications-Protocol
D.G. Stenson, Director Planning and Building

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 29, 1993" - BYLAW NO. 9905

Rezoning Reference #20/93

4725 and 4741 Rumble Street - located on the northern side of Rumble Street between Nelson Avenue and Waverley Avenue.

Lots 18 and 19, D.L. 99, Grp. 1, NWD, Plan 2458

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 4 residential lots for the construction of 4 new single-family dwellings.

A letter dated June 21, 1993 was received from Bill Malkin, 7269 Gray Avenue, Burnaby, B.C. V5J 3Z1 expressing opposition to proposed R5 zoning unless the entire neighbourhood is rezoned. The writer expressed support for subdivision into the 3 lots allowed under current R4.

Mr. Walter Flamand, 4725 Rumble Street, Burnaby addressed Council as the applicant for rezoning and presented a petition containing signatures of 12 neighbours in support of the rezoning application.

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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 properties at 4725 and 4741 Rumble Street from R4 Residential District to R5 Residential District.

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

MOVED BY COUNCILLOR CORRIGAN
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #20/93, Bylaw No. 9905 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 1993" - BYLAW NO. 9907

Rezoning Reference #44/92

4429/49/69/89; 4521/41/61/81; 4623/43/63/83; 4725/45/65/85;
4827/28/37/38/47/48/57/58/67/68/77/78/87/88; 4920/29/50/80/89/90/93
Harrow St.; 9133/34/63/64/93/94; 9215/16/35/36/56/75/86/95;
9328/29/58/59/89 Marsh Ave.; 9132/62/92; 9214 Sussex Ave.; 7220/40;
9135/65/95; 9217/20/37/57/58/87 Mandeville; 4449 Mountbatten; 9198
Glenlyon Pkwy. (formerly Riverway Dr.) - located at the
southwesterly sector of Burnaby's Big Bend area. It is bounded on
the north by the Canadian Pacific Railway, on the east by Byrne
Creek and on the south and west by the Fraser River Foreshore Park.

Lots 84,182,183,184, D.L. 165, Grp.1, NWD, Plan 1050; Lots
85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,
105,106,107,108,109,110,111,112,117,118,119,120,121,122,123,124,
125,126,127,128,129,130,131,132,133,134,138,139,140,141,142,143,144
145,146,147,148,149,150,151, D.L.'s 163 & 165, Grp. 1, NWD, Plan
1050; Lot A, D.L. 162, Grp. 1, NWD, Plan 1050; Lots 152,153,154,
D.L.'s 163 & 165, Grp. 1, NWD, Plan 1050, Exc. Plan 75884; Lot 2,
D.L. 165, Grp. 1, NWD, Plan 69595, Exc. Plan 75884; Lot A, D.L.
165, Grp. 1, NWD, Plan 75884; Lot 1, D.L. 165, Grp. 1, NWD, Plan
75883; Lot 1, D.L. 164, Grp. 1, NWD, Plan LMP2257; Lot 1, D.L. 165,
Grp. 1, NWD, Plan LMP2258

From: CD Comprehensive Development District (based on the Big
Bend Development Plan)

To: CD Comprehensive Development District (based on the M2
General Industrial and the M5 Light Industrial District
guidelines, and in accordance with the Development Plan
entitled "GLENLYON Concept Plan" prepared by InterPlan
Architecture & Planning Inc.)

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The purpose of the proposed zoning bylaw amendment is to provide for the establishment of industrial zoning regulations and a development concept plan providing for the development of a suburban business park in Burnaby's Big Bend area respecting the surrounding industrial and public land uses.

Mr. Stuart Round, Vice-President, CN Real Estate, Suite 2000 - 666 Burrard Street, Vancouver appeared before Council as the applicant for rezoning and advised that CN Real Estate is firmly committed to a high quality comprehensive development under this rezoning application.

Mr. John Scott, InterPlan, 300 - 131 Water Street, Vancouver addressed Council and displayed aerial photos and artistic renderings which provided an overall general description of the project site in terms of parkland and the open space framework, landscaping and recreational components.

In response to inquiries from Council, Mr. Scott indicated there would be two points of entry to the development; the primary access from Marine Way and the secondary access from North Fraser Way/Glenlyon Parkway. Nelson and Sussex Creeks which run through the development site, will remain open and measures will be taken to enhance, rehabilitate, and somewhat realign the watercourses.

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 located at the southwesterly sector of Burnaby's Big Bend area from CD Comprehensive Development District (based on the Big Bend Development Plan) to CD Comprehensive Development District (based on the M2 General Industrial and the M5 Light Industrial District guidelines, and in accordance with the Development Plan entitled "GLENLYON Concept Plan" prepared by InterPlan Architecture & Planning Inc.)

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

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #44/92 Bylaw No. 9907 be now terminated."

CARRIED UNANIMOUSLY

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3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 1993" - BYLAW NO. 9910

Rezoning Reference #9/93

4070 Albert Street - located at south side of Albert Street just west of Gilmore Avenue.

Lot 2, D.L. 116, Grp. 1, NWD, Plan LMP5896

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and the Hastings Street Area Plan guidelines and in accordance with the development plan entitled "4070 Albert Street" prepared by Mauro Cervo.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a two and a half storey townhouse project.

Larry French, Owner of Robertson Home Hardware Ltd., 4052 East Hastings St. Burnaby appeared before Council on behalf of the Burnaby Heights Merchant's Association to voice support for the proposed development which compliments the Hastings Street Area Plan.

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 4070 Albert Street from R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District and the Hasting Street Area Plan guidelines and in accordance with the development plan entitled "4070 Albert Street" prepared by Mauro Cervo.)

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

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #9/93, Bylaw No. 9910 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1993" - BYLAW NO. 9911

Rezoning Reference #24/93

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5950 Oakdale Road - located north of Oakland Street and east of Royal Oak Avenue in the southeast sector of the Oaklands Development site.

Lot 4, D.L. 94, Grp. 1, NWD, Plan LMP5547

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Oakalla Development Plan as guidelines and in accordance with the development plan entitled "Lot 4 The Oaklands" prepared by L.D. Laidlaw Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 78 unit townhouse project.

John Northey, Senior Vice President, Polygon Development Ltd., 1800 Spyglass Place, Vancouver appeared before Council to present an overview of the rezoning proposal. Mr. Northey advised that technical staff were available to respond to any questions regarding the project.

Mr. John O'Donnell, Vice President Development, Polygon Development Ltd. provided an artistic rendition and detailed overall outline of the subject area. The speaker advised that Polygon representatives had met with immediate neighbours along Oakland, Elgin and Baffin to provide details of the proposal.

In response to a query from Council, Mr. O'Donnell advised that the proposed townhouse development will be one storey below Oakland Street in accordance with requirements in the Oakalla Lands Development Plan; landscaping and berming will be used to separate the lane from proposed residential development, along with a 5'6" fence to provide screening.

Mrs. Leslie Zenger, 5995 Elgin Place, Burnaby addressed Council in opposition to the proposed fencing in the development plan. The speaker commented that the development should feel like a neighbourhood with a shared community atmosphere. It was suggested that possibly more of an open type fencing could be introduced with provision for additional gates.

The speaker advised that during meetings held at Marlborough School, the residents understood that their area would have underground wiring and now apparently unanimous consent is required from the neighbours in order to install underground wiring.

The speaker also requested that the garbage disposal unit and recycling unit be removed from behind their property and away from Elgin Place.

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Gary Lohoar, 5932 Patterson Avenue, Burnaby addressed Council with inquiries regarding the dimensions of the site and questioned whether the development is good for the community. The speaker felt that in the long term, consideration should be given to the needs of future residents, not just to the needs of the residents currently living in this area. The speaker also addressed security factors in the development design, specifically relating to the elderly.

Mr. Lawrence Smith, 8855 Roberts Court, Burnaby appeared before Council focussing on the amenities which would be desired if he were to reside in a townhouse development such as the one currently being discussed. The speaker advised that residents of townhouses are usually mature in age and security is very important to them. The speaker advised that he is in support of the placement of fencing in the development.

Leslie Zenger, 5995 Elgin Place, Burnaby again appeared before Council to reiterate her support for maintaining the openness and friendliness of 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 5950 Oakdale Road from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Oakalla Development Plan as guidelines and in accordance with the development plan entitled "Lot 4 The Oaklands" prepared by L.D. Laidlaw Architecture)

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

MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR EVANS:

"THAT this Public Hearing relating to Rezoning Reference #24/93, Bylaw No. 9911 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1993" - BYLAW NO. 9912

Rezoning Reference #25/93

5221 Oakmount Crescent - located north of Oakland Street and east of Royal Oak Avenue, in the northeast corner of the Oaklands Development Plan abutting Deer Lake Park

Lot 11, D.L. 84, Grp. 1, NWD, Plan LMP5547

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From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and on the Oakalla Development Plan as guidelines and in accordance with the development plan entitled "Proposed Residential Development Parcel II, Oakalla Lands, Burnaby, B.C." prepared by Raymond Letkeman Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 61 unit townhouse project.

Mr. John Northley, Senior Vice President, Polygon Development Ltd. 1800 Spyglass Place, Vancouver appeared before Council and advised that technical staff were present to respond to questions that Council or members of the public may have.

Heinz Dobbeck, 5831 Baffin Place, Burnaby appeared before Council and acknowledged that the development proposal meets the requirements regarding elevations of roof lines but would like to see the roof lines on the eastern portion of the development lowered. The speaker inquired if the property line on Baffin Place had a setback on the eastern portion.

Mr. D.G. Stenson, Director Planning and Building advised that there had been a change in the project statistics as follows:

Due to a reassessment of the cellar area, the floor area within the development is amended to 129,950 sq. ft.

Unit Size 12 3-bedroom units at 1660 sq. ft.
Unit Size 13 3-bedroom units at 1890 sq. ft.
Unit Size 36 3-bedroom units at 2330 sq. ft.

Mr. Stenson confirmed that the above statistics do not change the size, siting or appearance of the proposed development.

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 5221 Oakmont Crescent from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and on the Oakalla Development Plan as guidelines and in accordance with the development plan entitled "Proposed Residential Development Parcel II, Oakalla Lands, Burnaby, B.C." prepared by Raymond Letkeman Architect Inc.)

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

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MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR NIKOLAI:

"THAT this Public Hearing relating to Rezoning Reference #25/93, Bylaw No. 9912 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1993" - BYLAW NO. 9913

Rezoning Reference #26/93

5250 and 5260 Oakmount Crescent - located on the former Oakalla lands on the north side of Oakmount Crescent at the foot of Oakdale Road (which roads are still to be constructed).

Lots 6 and 7, D.L.'s 84 and 94, NWD, Plan LMP5547

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on RM1, RM2 Multiple Family Residential District and C1 Neighbourhood Commercial District and Oakalla Development Plan guidelines, and in accordance with the development plan entitled "Millenium/The Oaklands" prepared by Gomberoff-Policzer Architects)

The purpose of the proposed zoning bylaw amendment is to permit a 65 unit low-rise apartment and townhouse development with a small commercial component.

Julio Gomberoff, Architect for the rezoning proposal appeared before Council and advised that he was present to answer any questions that Council or members of the public may have.

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 5250 and 5260 Oakmount Crescent from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on RM1, RM2 Multiple Family Residential District and C1 Neighbourhood Commercial District and Oakalla Development Plan guidelines, and in accordance with the development plan entitled "Millenium/The Oaklands" prepared by Gomberoff-Policzer Architects)

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

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MOVED BY COUNCILLOR CORRIGAN:
SECONDED BY COUNCILLOR EVANS:

"THAT this Public Hearing relating to Rezoning Reference #26/93, Bylaw No. 9913 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR NIKOLAI:

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


CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:23 p.m.

Confirmed:

Certified Correct:


MAYOR


ACTING ADMINISTRATIVE OFFICER
OPERATIONS