

1993 NOVEMBER 30

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

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

ABSENT: Councillor D.R. Corrigan
Councillor J. Young

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

The Public Hearing was called to order at 7:36 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 55, 1993" - BYLAW NO. 9963

TEXT AMENDMENT

The purpose of the proposed zoning bylaw Text Amendment is to remove the size limitation on self-improvement schools in the C2 District.

No one appeared in connection with this Text Amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT removing the size limitation on self-improvement schools in the C2 District.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 9963 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 56, 1993" - BYLAW NO. 9982

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to permit Restoration Public Houses (Class "I" Liquor Licence) in the C2 Community Commercial District and the C3 General Commercial District, subject to CD Comprehensive Development District zoning.

Bruce Clark, President of 418467 B.C. Limited and residing at 5541 Forglan Drive, Burnaby addressed Council seeking support for the proposed Text Amendment. Mr. Clark is the applicant for the proposed rezoning of the Burnaby Hotel site and adoption of this Text Amendment is necessary in order to permit the proposed Burnaby Hotel project to go through the rezoning process.

Mr. Clark further advised that there is an apparent disparity between the proposed Zoning Bylaw Text Amendment and Liquor Control regulations (Class "I" Liquor Licence) with respect to the seating capacity limitations. Mr. Clark requested that this matter be reviewed by Council in its deliberations.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT Restoration Public Houses (Class "I" Liquor Licence) in the C2 Community Commercial District and the C3 General Commercial District, subject to CD Comprehensive Development District zoning.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 9982 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1993" - BYLAW NO. 9983

Rezoning Reference #28/93

5281 and 5271 Oakmount Crescent - located at the south-west corner of the Oakalla site near the corner of Oakland Street and Royal Oak Avenue.

Lot 2 and 3, D.L. 94, Grp. 1, NWD, Plan LMP5547

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on RMI Multiple Family Residential District and Oakalla Development Plan as guidelines, and in accordance with the drawings entitled "Oaklands Housing Cooperative" prepared by Hughes Baldwin Architects)

The purpose of the proposed zoning bylaw amendment is to permit a 73 unit townhouse and low-rise apartment social housing development as well as establish guidelines for a 36-unit seniors low-rise apartment as a future phase.

Roger Hughes, Hughes Baldwin Architects, 300 - 1508 West 2nd Avenue, Vancouver addressed Council as the applicant for rezoning, accompanied by representatives from Access Building Association. Mr. Hughes provided artistic renderings to compliment his presentation of the Phase I development proposal.

Gloria Barr, 6009 Elgin Place, Burnaby addressed Council advising of her support for the proposed rezoning.

Douglas Porter, 3782 Thurston Street, Burnaby addressed Council and questioned if the Oakalla Development Plan can be amended to accommodate the proposed rezoning without going to its own separate Public Hearing first.

In response, the Director Planning and Building advised that the Oakalla Development Plan serves only as a guide plan and is not an official community plan. Mr. Stenson pointed out that recommendation no. 2 of the rezoning report, adopted by Council on 1993 November 01 provides authority to amend the Oakalla Development Plan to accommodate an increase in the number of units permitted on sites 2a and 2b from 88 to 109 on the understanding that the overall density and site coverage of development would remain unchanged.

Kathy Pacheco, 10 S. Fell Avenue, Burnaby addressed Council in support of the rezoning application which would provide an opportunity for affordable family housing.

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 5281 and 5271 Oakmount Crescent from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on R1 Multiple Family Residential District and Oakalla Development Plan as guidelines, and in accordance with the drawings entitled "Oaklands Housing Cooperative" prepared by Hughes Baldwin Architects).

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #28/93, Bylaw No. 9983 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 8:14 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 NOVEMBER 30 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. 55, 1993" - BYLAW NO. 9963

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to remove the size limitation on self-improvement schools in the C2 District.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 56, 1993" - BYLAW NO. 9982

TEXT AMENDMENT

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3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1993" - BYLAW NO. 9983

Rezoning Reference #28/93

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The purpose of the proposed zoning bylaw amendment is to permit a 73 unit townhouse and low-rise apartment social housing development as well as establish guidelines for a 36-unit seniors low-rise apartment as a future phase.

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.

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 November 9 to Tuesday 1993 November 30.

NO REPRESENTATION WILL BE RECEIVED BY COUNCIL
AFTER THE CONCLUSION OF THE PUBLIC HEARING.

C.A. Turpin
CITY CLERK