

1994 FEBRUARY 01

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1994 February 01 at 7:30 p.m.

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

ABSENT: Councillor D.R. Corrigan  
Councillor D.P. Drummond  
Councillor D.A. Lawson

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

The Public Hearing was called to order at 7:41 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 60, 1993" - BYLAW NO. 9994

Rezoning Reference #14/91 B

7521 Arbor Street

Lot 3, D.L. 171, Plan LMP12096

From: R5 Residential District

To: CD Comprehensive Development District (based on P1  
Neighbourhood Institutional District use and density and in  
accordance with the development plan entitled "Edmonds Day  
Care Facility" prepared by Dalla-Lana Griffin Architects)

The purpose of the proposed Zoning Bylaw amendment is to replace the original Zoning Bylaw amendment for the rezoning for the Edmonds Child Care Centre.

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 7521 Arbor Street from R5 Residential District to CD Comprehensive Development District (based on P1 Neighbourhood Institutional District use and density and in accordance with the development plan entitled "Edmonds Day Care Facility" prepared by Dalla-Lana Griffin Architects)

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #14/91 B, Bylaw No. 9994 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 61, 1993" - BYLAW NO. 9995

Rezoning Reference #18/93

7106, 7112, 7118 and 7124 Eighteenth Avenue; 7119 and 7125 Seventeenth Avenue

Lots 9, 10, 11 and 12, Blk. 95, D.L. 37, Group 1, NWD Plan 1643;  
Lots 15 and 16, D.L. 95, Grp. 1, NWD Plan 1643

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and the Edmonds Town Centre Community Plan guidelines, and in accordance with the development plan entitled "Proposed Townhouse Development - Village Del Mar 111" prepared by Roger Romses Architects)

The purpose of the proposed Zoning Bylaw amendment is to permit development of a townhouse development that will incorporate and restore the historic on-site Patterson House.

Roger Romses, Dalla-Lana Griffin Architects, addressed Council advising he was the architect for the rezoning proposal. Mr. Romses indicated he was present at the Public Hearing, together with the property owner and landscape architect to respond to any questions from Council or the public. Mr. Romses suggested that the project is the result of the applicant and Burnaby staff working together cooperatively which has produced a scheme which is compatible with surrounding 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 properties at 7106, 7112, 7118 and 7124 Eighteenth Avenue; 7119 and 7125 Seventeenth Avenue from R5 Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and the Edmonds Town Centre Community Plan guidelines, and in accordance with the development plan entitled "Proposed Townhouse Development - Village Del Mar 111" prepared by Roger Romses Architects)

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #18/93, Bylaw No. 9995 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 62, 1993" - BYLAW NO. 9996

Rezoning Reference #52/93

Portion of 3890 Lougheed Highway.

Ptn. of Lot B, D.L. 118, Grp. 1, NWD Plan LMP2973

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

To: "Amended" CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines, and in accordance with the development plan entitled "Motor License Office" prepared by Chadwick and Palmquist Architects)

The purpose of the proposed Zoning Bylaw amendment is to accommodate development of a Motor License Office.

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 3890 Lougheed Highway from CD Comprehensive Development District (based on M5 Light Industrial District guidelines) to "Amended" CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines, and in accordance with the development plan entitled "Motor License Office" prepared by Chadwick and Palmquist Architects)

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #52/93, Bylaw No. 9996 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 63, 1993" - BYLAW NO. 9997

Rezoning Reference #61/93

7755, 7785 Clayton Avenue; 5079, 5089 Claude Avenue

Lot C, D.L. 85, Grp. 1, NWD Plan 4949; Lot B, D.L. 85, Grp. 1, NWD Plan 4949; Lot 1 Exc. E. 87 ft., D.L. 85, Grp. 1, NWD Plan 4949; E. 87 ft. of Lot A, D.L. 79/85, Grp. 1, NWD Plan 4949

From: R4 Residential District

To: R9 Residential District

The purpose of the proposed Zoning Bylaw amendment is to permit the first phase of a small lot subdivision development in accordance with the R9 Residential District.

A letter dated 1994 January 28 was received from Tony Woodruff, 7554 Haszard Street, Burnaby in opposition to the rezoning proposal.

A letter dated 1994 January 24 was received from Ms. Lynn Frau, President, Parent Advisory Council, Buckingham Elementary School, 6066 Buckingham Drive, Burnaby in opposition to the rezoning proposal.

A letter dated 1994 January 24 was received from Carol H. Stinson and Glen B. Stinson, 5850 Buckingham Avenue, Burnaby, B.C. in opposition to the rezoning proposal.

Carol Stinson, 5850 Buckingham Avenue addressed Council in opposition to the rezoning proposal. Ms. Stinson was concerned regarding the current overcrowding at Buckingham Elementary School and suggested that projected student growth from the proposed development would exceed the schools capacity even more. Ms. Stinson also felt that installation of an additional traffic signal in the area would only serve to encourage more traffic and rat-running through the neighbourhood.

In response to an inquiry regarding an acceptable, alternate development proposal, Ms. Stinson advised she would support multiple family development (townhousing) oriented toward the "adult" community.

Maurie Musgrove, 7858 Raeside Avenue addressed Council advising he has been a resident of the area for the past 25 years. Mr. Musgrove expressed serious concern regarding the traffic problems in the area, specifically access and egress from Canada Way. A traffic signal is definitely needed and Mr. Musgrove was of the opinion that the signal should be installed prior to any further development in the area.

In response to Mr. Musgrove's request for immediate signalization, Mr. D.G. Stenson, Director Planning and Building advised that the need for the signal is self evident but that, due to the fact Canada Way is a Provincial responsibility, the Ministry's consideration would be required in terms of approval, cost sharing of the signal, etc. To date, discussions with the Ministry have centred on the Canada Way/Sperling Avenue intersection for signalization.

Dominic Soave, President Taina Developments (Canada Way) Ltd., 108 - 1008 Beach Avenue, Vancouver addressed Council as the developer for the rezoning proposal. The speaker advised that, over the past 4 years, several attempts have been made to assemble adjacent properties while at the same time satisfying Burnaby's requirements. Mr. Soave provided a overview of the development proposal which consists of 40 townhouse units on 5 acres of land. Traffic concerns in the area were acknowledged and the speaker advised that Hamilton and Associates have been retained to conduct a traffic study for the area.

Peggy Woodruff, 7554 Haszard Street addressed Council indicating her preference to see the subject area developed for industrial and office use rather than residential. The speaker was of the opinion that the noise emanating from the Freeway and No. 1 Firehall was not conducive to residential development. Ms. Woodruff strongly opposed installation of a traffic signal at Sperling Avenue and Canada Way and recommended the signal be installed at Clayton and Canada Way.

Kelli McGoran, 5450 Claude Avenue addressed Council in support of the residential development proposal but expressed concern with the overcrowding at Buckingham Elementary School. Traffic along Canada Way is also a concern and the speaker suggested a possible overpass to allow school children and residents safe access.

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 7755, 7785 Clayton Avenue; 5079, 5089 Claude Avenue from R4 Residential District to R9 Residential District.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #61/93, Bylaw No. 9997 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 64, 1993" - BYLAW NO. 9998

Rezoning Reference #62/93

North portion 8555 Cumberland Place

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and George Derby Lands Development Plan as guidelines)

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and George Derby Lands Development Plan as guidelines, and in accordance with the development plan entitled "Avalon Co-operative George Derby Subdivision" prepared by Linda Baker Architects)

The purpose of the proposed Zoning Bylaw amendment is to permit development of a non-market townhouse project.

A letter dated 1994 January 28 was received from (Mrs.) Elizabeth Elwood, 8134 - 14th Avenue, Burnaby in opposition to the rezoning proposal.

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 north portion 8555 Cumberland Place from CD Comprehensive Development District (based on RM1 Multiple Family Residential District and George Derby Lands Development Plan as guidelines) to "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and George Derby Lands Development Plan as guidelines, and in accordance with the development plan entitled "Avalon Co-operative George Derby Subdivision" prepared by Linda Baker Architects)

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rezoning Reference #62/93, Bylaw No. 9998 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 65, 1993" - BYLAW NO. 9999

Rezoning Reference #63/93

South portion 8555 Cumberland Place

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and George Derby Lands Development Plan as guidelines)

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential and George Derby Lands Development Plan as guidelines, and in accordance with the Development Plan entitled "M.C.C. Housing Project" prepared by Pacific Architectural Group Inc.)

The purpose of the proposed Zoning Bylaw amendment is to permit development of a non-market townhouse project.

A letter dated 1994 January 28 was received from (Mrs.) Elizabeth Elwood, 8134 - 14th Avenue, Burnaby in opposition to the rezoning proposal.

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 south portion of 8555 Cumberland Place from CD Comprehensive Development District (based on RM1 Multiple Family Residential District and George Derby Lands Development Plan as guidelines) to "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential and George Derby Lands Development Plan as guidelines, and in accordance with the Development Plan entitled "M.C.C. Housing Project" prepared by Pacific Architectural Group Inc.)

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #63/93, Bylaw No. 9999 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 1, 1994" - BYLAW NO. 10000

Rezoning Reference #72/93

8868 - 16th Avenue

From: CD Comprehensive Development District (based on Cariboo Heights proposed townhouse development - Site 7E prepared by Oberto Oberto Inc.)

To: "Amended" CD Comprehensive Development District (based on Cariboo Community Plan guidelines)

The purpose of the proposed Zoning Bylaw amendment is to establish Comprehensive Development District development guidelines prior to offering the site for sale by public tender.

Mr. T. O'Haire, 8861 Erin Avenue addressed Council with concerns regarding the amount of residential development taking place in his neighbourhood. It was the speaker's understanding that a 50 foot buffer would be constructed at the rear of the property abutting the lane and he now has learned that the buffer has been reduced to 35 feet. Mr. O'Haire suggested that, if the proposal now calls for a 35 foot buffer, that some form of fencing be provided for security and privacy of existing residences.

In response, the Director Planning and Building advised that, due to a number of site peculiarities, it is now recommended that a 35 foot buffer be constructed at the rear of the property abutting the lane. As part of the future rezoning of the property to establish the specific Comprehensive Development District zoning of the site based on submitted architectural plans, a 50 foot buffer along the 16th Avenue and Cariboo Road frontages will be maintained.

Arising from the discussion, Council indicated its intention to request staff to examine the issue of fencing as suggested by Mr. O'Haire.

Councillor Redman retired from the Public Hearing at 8:27 p.m.

Mr. Hsu Chien, 8992 Erin Avenue addressed Council advising that when he purchased his property he was told he would enjoy the "green belt" area fronting his property. This area is now being developed and the green space is disappearing. Mr. Chien requested clarification of the 35 foot buffer. Mr. Chien concluded that he was not opposed to the rezoning proposal.

Councillor Redman returned to the Council Chamber at 8:40 p.m. and took her place at the Council table.

In response to the comments and questions raised with regard to the 35 foot buffer and possible fencing, the Director Planning and Building advised that staff would consider this as a special case due to the narrow flanking side yard and that appropriate considerations would be made.



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 8868 - 16th Avenue from CD Comprehensive Development District (based on Cariboo Heights proposed townhouse development - Site 7E prepared by Oberto Oberto Inc.) to "Amended" CD Comprehensive Development District (based on Cariboo Community Plan guidelines)

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #72/93, Bylaw No. 10000 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR YOUNG  
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:43 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, 1994 FEBRUARY 01 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. 60, 1993" - BYLAW NO. 9994

Rezoning Reference #14/91 B

7521 Arbor Street

Lot 3, D.L. 171, Plan LMP12096

From: R5 Residential District

To: CD Comprehensive Development District (based on P1 Neighbourhood Institutional District use and density and in accordance with the development plan entitled "Edmonds Day Care Facility" prepared by Dalla-Lana Griffin Architects)

The purpose of the proposed Zoning Bylaw amendment is to replace the original Zoning Bylaw amendment for the rezoning for the Edmonds Child Care Centre.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 61, 1993" - BYLAW NO. 9995

Rezoning Reference #18/93

7106, 7112, 7118 and 7124 Eighteenth Avenue;  
7119 and 7125 Seventeenth Avenue

Lots 9, 10, 11 and 12, Bk. 95, D.L. 37, Group 1, NWD Plan 1643;  
Lots 15 and 16, D.L. 95, Grp. 1, NWD Plan 1643

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and the Edmonds Town Centre Community Plan guidelines, and in accordance with the development plan entitled "Proposed Townhouse Development - Village Del Mar 111" prepared by Roger Romses Architects)

The purpose of the proposed Zoning Bylaw amendment is to permit development of a townhouse development that will incorporate and restore the historic on-site Patterson House.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 62, 1993" - BYLAW NO. 9996

Rezoning Reference #52/93

Portion of 3890 Lougheed Highway

Ptn. of Lot B, D.L. 118, Grp. 1, NWD Plan LMP2973

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

To: "Amended" CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines, and in accordance with the development plan entitled "Motor License Office" prepared by Chadwick and Palmquist Architects)

The purpose of the proposed Zoning Bylaw amendment is to accommodate development of a Motor License office.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 63, 1993" - BYLAW NO. 9997

Rezoning Reference #61/93

7755, 7785 Clayton Avenue; 5079, 5089 Claude Avenue

Lot C, D.L. 85, Grp. 1, NWD Plan 4949; Lot B, D.L. 85, Grp. 1, NWD Plan 4949; Lot 1 Exc. E. 87 ft., D.L. 85, Grp. 1, NWD Plan 4949; E. 87 ft. of Lot A, D.L. 79/85, Grp. 1, NWD Plan 4949

From: R4 Residential District

To: R9 Residential District

The purpose of the proposed Zoning Bylaw amendment is to permit the first phase of a small lot subdivision development in accordance with the R9 Residential District.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 64, 1993" - BYLAW NO. 9998

Rezoning Reference #62/93

North portion 8555 Cumberland Place

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and George Derby Lands Development Plan as guidelines)

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and George Derby Lands Development Plan as guidelines, and in accordance with the development plan entitled "Avalon Co-operative George Derby Subdivision" prepared by Linda Baker Architects)

The purpose of the proposed Zoning Bylaw amendment is to permit development of a non-market townhouse project.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 65, 1993" - BYLAW NO. 9999

Rezoning Reference #63/93

South portion 8555 Cumberland Place

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and George Derby Lands Development Plan as guidelines)

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential and George Derby Lands Development Plan as guidelines, and in accordance with the Development Plan entitled "M.C.C. Housing Project" prepared by Pacific Architectural Group Inc.)

The purpose of the proposed Zoning Bylaw amendment is to permit development of a non-market townhouse project.

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 1, 1994" - BYLAW NO. 10000

Rezoning Reference #72/93

8868 - 16th Avenue

From: CD Comprehensive Development District (based  
on Cariboo Heights proposed townhouse development - Site  
7E prepared by Oberto Oberto Inc.)

To: "Amended" CD Comprehensive Development District (based on  
Cariboo Community Plan guidelines)

The purpose of the proposed Zoning Bylaw amendment is to establish  
Comprehensive Development District development guidelines prior to  
offering the site for sale by public tender.

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, 1994 January 11 to Tuesday 1994 February 01.

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

C.A. Turpin  
CITY CLERK