

1994 APRIL 19

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1994 April 19 at 7:30 p.m.

PRESENT: Councillor J. Young (In the Chair)  
Councillor D.R. Corrigan  
Councillor D.A. Lawson  
Councillor D.N. Johnston  
Councillor L.A. Rankin  
Councillor C. Redman (Arrived 7:42 p.m.)

ABSENT: Mayor W.J. Copeland  
Councillor D.P. Drummond  
Councillor D.G. Evans

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

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 9, 1994" - BYLAW NO. 10022

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to permit the establishment of personal wine, beer and cider production facilities with a maximum size of 278.7 m<sup>2</sup> (3,000 sq. ft.) in the C3 and C4 Commercial Districts.

Doug Thompson, #1 - 7541 Conway Avenue addressed Council as the operator of a personal wine, beer and cider production business located in an M2 zoned district. The speaker expressed his opposition to the amendment which would allow this type of manufacturing in C3 and C4 Commercial Districts. Mr. Thompson was of the opinion that additional traffic would be generated in commercial districts as he estimated at least 60 movements of traffic to his facility per day. Further, in commercially zoned areas, the residential community and young people will be more directly exposed to the manufacturing of alcoholic spirits as opposed to the operations being located in far-removed industrial areas.

\*\* Councillor Redman arrived at the Public Hearing at 7:42 p.m. and took her place at the Council table.

David Skidmore, #201 - 7426 Hedley Avenue addressed Council also as an operator of a personal wine, beer and cider production business located in an M2 zoned district. The speaker indicated that he had been limited in his search for a suitable business location as the personal manufacturing of alcoholic spirits was only permitted in M2 and M3 manufacturing districts. Mr. Skidmore therefore opposes the amendment to now allow production facilities in C3 and C4 commercial districts.

Elaine Gartell, #201 - 7426 Hedley Avenue addressed Council as a partner in business with the previous speaker and echoed the previous speaker's comments in opposition to the text amendment.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment to permit the establishment of personal wine, beer and cider production facilities with a maximum size of 278.7 m<sup>2</sup> (3,000 sq. ft.) in the C3 and C4 Commercial Districts.

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

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10022 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 31, 1993" - BYLAW NO. 9909

Rezoning Reference #4/93

6720 and 6760 Curtis Street - located at the southeast corner of Curtis Street and Sperling Avenue

N. 1/2 Lot 10, D.L. 132, Grp. 1, NWD, Plan 2640; N. 132.2' of Lot 343, D.L. 132 Grp. 1, NWD, Plan 51334

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District guidelines) and in accordance with the Development Plan entitled "St. Margaret's Abbeyfield House" prepared by Watson-Donald Design

The purpose of the proposed zoning bylaw amendment is to permit the construction of an "Abbeyfield" senior citizen's residence.

Norman Song, 2216 Kensington Avenue addressed Council as the President of St. Margaret's Abbeyfield Society and a resident in the community for 29 years. There are currently 1400 Abbeyfield facilities worldwide which provide physically well seniors with a family environment in which to live.

The current proposal for 6720 and 6760 Curtis Street involves a three-way partnership including St. Margaret's Anglican Church, the Diocese of New Westminster Anglican Church and the Burnaby Centennial Lions Club. 500 pamphlets were distributed throughout the neighbourhood inviting everyone to attend an open house to view plans and a video on the Abbeyfield concept and purpose.

In concluding, Mr. Song requested Council's support for the rezoning application.

Vic Carvell, 6557 Parkdale Drive addressed Council in his capacity as President of the Burnaby Centennial Lions Club. Mr. Carvell advised that a charter member of the Lions Club had bequeathed funds to be used for seniors and that the Burnaby Centennial Lions Club have identified the Abbeyfield seniors' residence as an appropriate project. In concluding, the speaker requested Council's support for the rezoning.

Louise Finlayson, 3530 Phillips Avenue addressed Council as an active member of the congregation of St. Margaret's Anglican Church. Ms. Finlayson considered the rezoning to accommodate the Abbeyfield residence as the right thing to do at the right time. The speaker requested Council's support for the 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 properties at 6720 and 6760 Curtis Street from R4 Residential District to CD Comprehensive Development District (based on P5 Community Institutional District guidelines) and in accordance with the Development Plan entitled "St. Margaret's Abbeyfield House" prepared by Watson-Donald Design

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

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #4/93, Bylaw No. 9909 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 10, 1994" - BYLAW NO. 10027

Rezoning Reference #2/94

7650 Sapperton Avenue - located on the east side of Sapperton Avenue between Holmes Street and Mervyn Road

Lot A, D.L. 1, Grp. 1, NWD, Plan LMP9683

From: P5 Community Institutional District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to permit the existing facility to be used as a public elementary school.

Barbara Neumann, 9225 Holmes Street addressed Council in strong support for the rezoning intent. Ms. Neumann did however mention her concern regarding vehicular drop-off being connected with the laneway behind the school.

In response, the Director Planning and Building advised that staff have identified two economical alternatives to the drop-off issue; one only requiring painted lines and signage and the other requiring a minor road widening. Both alternatives will be accessed from Sapperton as opposed to the laneway and staff will be reporting to Council once feedback has been received from the School District.

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 7650 Sapperton Avenue from P5 Community Institutional District to P3 Park and Public Use District.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #2/94, Bylaw No. 10027 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 12, 1994" - BYLAW NO. 10029

Rezoning Reference #5/94

2041 Bellwood Avenue - located at the northwest corner of Bellwood Avenue and Anola Drive

Strata Lot 6, D.L. 125, Grp. 1, NWD, Strata Plan NW2020 together with an interest in the common property in proportion to the unit entitlement of the strata lot

From: CD Comprehensive Development District (based on RM4 Multiple Family Residential District and C1 Neighbourhood Commercial District guidelines)

To: "Amended" CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District and P2 Administration and Assembly District guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the installation of cellular antennae.

Ray Carter, representing Robertson, Kolbeins, Teevan, Gallaher Associated Limited, 1965 West 8th Avenue, Vancouver addressed Council as the applicant for rezoning and introduced Mr. Rick Carlson, Construction Program Manager, B.C. Tel Mobility Cellular. Both gentlemen were present at the Public Hearing to respond to any questions from Council and/or the public.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, the rezoning of the property at 2041 Bellwood Avenue from CD Comprehensive Development District (based on RM4 Multiple Family Residential District and C1 Neighbourhood Commercial District guidelines) to "Amended" CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District and P2 Administration and Assembly District guidelines)

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

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #5/94, Bylaw No. 10029 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 13, 1994" - BYLAW NO. 10031

Rezoning Reference #12/94

4400 Dominion Street - located between Norfolk Street and Dominion Street, west of Willingdon Avenue

Lot 42, D.L. 70, Grp. 1, NWD, Plan 52864

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, C1 Neighbourhood Commercial District and P6 Regional Institutional District (for college use) guidelines)

To: "Amended" CD Comprehensive Development District (based on P2 Administration and Assembly District, C1 Neighbourhood Commercial District and P6 Regional Institutional District (for college use) guidelines)

The purpose of the proposed rezoning bylaw amendment is to permit installation of a skysign facing Dominion Street.

Paul Lee, 7164 Collister Drive addressed Council on behalf of the applicant and advised that no residential areas will be affected by the installation of the skysign as it will face the Freeway.

Bonny Pettigrew, 3204 Ganymede Drive addressed Council as the applicant for rezoning and also advised that the proposal would have no impact on residents.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, the votes were recorded as equal both for and against the question, therefore the motion to support the rezoning was declared negatived and lost.

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR JOHNSTON

"That this Public Hearing relating to Rezoning Reference #12/94, Bylaw No. 10031 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR LAWSON

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:16 p.m.

Confirmed:

Certified Correct:

  
ACTING 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 APRIL 19 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. 9, 1994" - BYLAW NO. 10022

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to permit the establishment of personal wine, beer and cider production facilities with a maximum size of 278.7 m<sup>2</sup> (3,000 sq. ft.) in the C3 and C4 Commercial Districts.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 31, 1993" - BYLAW NO. 9909

Rezoning Reference #4/93

6720 and 6760 Curtis Street - located at the southeast corner of Curtis Street and Sperling Avenue

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The purpose of the proposed zoning bylaw amendment is to permit the construction of an "Abbeyfield" senior citizen's residence.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 10, 1994" - BYLAW NO. 10027

Rezoning Reference #2/94

7650 Sapperton Avenue - located on the east side of Sapperton Avenue between Holmes Street and Mervyn Road

Lot A, D.L. 1, Grp. 1, NWD, Plan LMP9683

From: P5 Community Institutional District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to permit the existing facility to be used as a public elementary school.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 11, 1994" - BYLAW NO. 10028

Rezoning Reference #4/94

Portion of 4873 Byrne Road - located in a rear corner of a property on the westerly side of Byrne Road between Mandeville Avenue and Harrow Street

Ptn. Lot 163, D.L. 165, Grp. 1, NWD, Plan 1050

From: M2 General Industrial District

To: P2 Administration and Assembly District

The purpose of the proposed zoning bylaw amendment is to permit installation of a free-standing monopole cellular antennae.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 12, 1994" - BYLAW NO. 10029

Rezoning Reference #5/94

2041 Bellwood Avenue - located at the northwest corner of Bellwood Avenue and Anola Drive

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To: "Amended" CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C1 Neighbourhood Commercial District and P2 Administration and Assembly District guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the installation of cellular antennae.



6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 13, 1994" - BYLAW NO. 10031

Rezoning Reference #12/94

4400 Dominion Street - located between Norfolk Street and Dominion Street, west of Willingdon Avenue

Lot 42, D.L. 70, Grp. 1, NWD, Plan 52864

From: CD Comprehensive Development District (based on P2 Administration and Assembly District, C1 Neighbourhood Commercial District and P6 Regional Institutional District (for college use) guidelines)

To: "Amended" CD Comprehensive Development District (based on P2 Administration and Assembly District, C1 Neighbourhood Commercial District and P6 Regional Institutional District (for college use) guidelines)

The purpose of the proposed rezoning bylaw amendment is to permit installation of a skysign facing Dominion Street.

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 March 29 to Tuesday 1994 April 19.

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

C.A. Turpin  
CITY CLERK