

1994 JUNE 21

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1994 June 21 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Councillor D.G. Evans  
Councillor D.A. Lawson  
Councillor D.N. Johnston  
Councillor L.A. Rankin  
Councillor J. Young (Arrived 7:46 p.m.)

ABSENT: Councillor D.R. Corrigan  
Councillor D.P. Drummond  
Councillor C. Redman

STAFF: J. Belhouse, Deputy Director Planning and Building  
M. Pasqua, Administrative Officer Operations

The Public Hearing (Zoning) was called to order at 7:32 p.m.

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT the ADJOURNED Public Hearing (Zoning) held on 1994 May 31 regarding Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 22, 1994 - Bylaw No. 10048 be now RECONVENED."

CARRIED UNANIMOUSLY

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 22, 1994" - BYLAW NO. 10048

Rezoning Reference #22/94

410/16/22/28/34/40/46/52/58/64/70 Northcliffe Crescent; 7002/03/04/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/70/75/76/83/84/89/90/91/93/95 Malibu Drive; 7001/02/06/09/10/17/18/25/26/33/34/41/42/49/50/57/58/65/73/81/89/97 Belcarra Drive; 7003/04/08/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/72/75/81/87/93 Sierra Drive; 7005/15/25/35/45/55/65/75/85 Ridge Drive; 7201/07/13/19/35/39/43/63 Inlet Drive - generally bounded by Ridge Drive, Cliff Avenue, the C.P. Railway, a portion of Barnet Beach Park, Bayview Drive and Inlet Drive

Lots 171/72/73/74/75/76/77/78/79/80/81, Plan 11850; Lots 137/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70, Plan 11693; Lots A, B, C, D, Plan 23149; Lots 82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103, Plan 11626; Lots 78/79/80/81/104/05/06/07/08/09/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36, Plan 11656; Lots 69/70/71/72/73/74/75/76/77, Plan 11573 all of D.L. 216, Grp. 1, NWD

From: R2 Residential District

To: R10 Residential District

The purpose of the proposed zoning bylaw amendment is for limiting the permitted bulk of single-family dwellings

A letter dated 1994 May 31 was received from Joe Paiero, 7016 Malibu Drive, Burnaby, B.C., V5A 1A3 expressing opposition to the rezoning proposal.

A letter dated 1994 June 19 was received with an illegible signature, 7026 Belcarra Drive, Burnaby, B.C., V5A 1A7 expressing support for the rezoning proposal.

A letter dated 1994 June 11 was received from Jan Ciarniello, 7022 Sierra Drive, Burnaby, B.C., V5A 1A5 expressing opposition to the rezoning proposal.

A letter dated 1994 June 10 was received from H.R. Broughton, 7055 Ridge Drive, Burnaby, B.C., V5A 1A8 expressing support for the rezoning proposal.

A letter dated 1994 June 14 was received from Steve and Pat Hill, 7002 Malibu Drive, Burnaby, B.C., V5A 1A3 expressing support for the rezoning proposal.

A letter dated 1994 June 12 was received from Graham Smith, 7033 Sierra Drive, Burnaby, B.C., V5A 1A4 expressing support for the rezoning proposal.

A letter dated 1994 June 09 was received from William and Antonio Lauffler, 7093 Malibu Drive, Burnaby, B.C., V5A 1A2 expressing opposition to the rezoning proposal.

An undated letter was received from Mr. and Mrs. Don Ward, 7009 Sierra Drive, Burnaby, B.C., V5A 1A3 expressing opposition in principle to the rezoning proposal.

A letter dated 1994 June 21 was received from Hilary and Ted Dobb, 7010 Malibu Drive, Burnaby, B.C., V5A 1A3 expressing support for the rezoning proposal.

Nancy Leathley, 7081 Sierra Drive, Burnaby addressed Council on behalf of the majority of residents (79%) who support rezoning to accommodate smaller houses than provided for in the current R2 zoning designation. Ms. Leathley provided a petition and extensive data on the results of the neighbourhood survey, copies of which will be provided to Council. The petition offered 3 options to rezoning and read as follows:

"I prefer 20' houses, but failing that, I prefer House B, Option 2 and failing that, I prefer R10.

I prefer House Type B, Option 2, but failing that I prefer R10.

I prefer R10."

Councillor Young arrived at the Public Hearing (Zoning) at 7:46 p.m.

The speaker indicated that, of the 112 properties surveyed, 99 signatures were received. Of the 99 signatures, 74 owners support Option 2 (House Type B) which restricts building height to 25 feet and 15 owners preferred Option 1 (R10) which also restricts height to 25 feet.

Ms. Leathley further addressed matters pertaining to view preservation, property values and the diverse age of property owners.

Hugh Matheson, 428 Northcliffe Crescent, Burnaby addressed Council and read from a prepared brief which was distributed to Council following the Public Hearing and is available in the City Clerk's Department. Mr. Matheson urged Council to reject R2 and R10 zoning and support House Type A and House Type B.

Olga Matheson, 428 Northcliffe Crescent, Burnaby addressed Council advising that the view she currently enjoys is both rare and priceless and will do her best to preserve it. Mrs. Matheson supports House Type A and House Type B.

Joe Paiero, 7016 Malibu Drive, Burnaby appeared before Council in support of retaining the current R2 Zoning in the Westridge area. While the speaker acknowledged view preservation as a valid issue, the area should be considered on a long term basis in terms of rejuvenation.

Jan Ciarniello, 7022 Sierra Drive, Burnaby addressed Council in support of the current R2 zoning in the Westridge area. The speaker alluded to issues pertaining to view preservation, property values and zoning restrictions. Mr. Cairniello was of the opinion that the existing 50 foot trees were more destructive to view preservation than the future construction of new homes and therefore the proposed "tree bylaw" should be pursued. In concluding, the speaker indicated that he had submitted a petition which was not read out at this evening's Public Hearing.

NOTE: Clerk's Department staff indicate that they did not receive the petition referred to by the speaker.

Neil Syme, 416 Northcliffe Crescent, Burnaby addressed Council and read from a prepared brief which was provided to Council members following the Public Hearing and is available in the Clerk's Office. Mr. Syme encouraged rezoning of properties currently zoned R2 so that they may remain small in size and thus, family-affordable.

Lloyd Broughton, 7055 Ridge Drive, Burnaby addressed Council in support of the creation of a new zoning designation - R11 (House Type A and House Type B). The speaker did not wish to see good homes demolished to make way for larger homes in the Westridge area.

Councillor Rankin retired from the Public Hearing at 8:40 p.m.

Ronald Wall, 7057 Sierra Drive, Burnaby addressed Council and questioned why the rezoning process was taking so long. Mr. Wall expressed his family's support to preserve the view of the water and mountains and that House Type A was more in character with the current neighbourhood. House Type B would also be supported as a compromise.

Ted Leathley, 7081 Sierra Drive, Burnaby appeared before Council in support of Option 2, House Type B.

Bill Lauffler, 7033 Belcarra Drive, Burnaby addressed Council with concerns regarding the economic impact of rezoning to R10. The speaker suggested that it would be most appropriate to conduct a vote in the neighbourhood to determine the majority's preference. In concluding, Mr. Lauffler suggested that under R10 zoning, the neighbourhood would become an isolated pocket of older homes.

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 410/16/22/28/34/40/46/52/58/64/70 Northcliffe Crescent; 7002/03/04/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/70/75/76/83/84/89/90/91/93/95 Malibu Drive; 7001/02/06/09/10/17/18/25/26/33/34/41/42/49/50/57/58/65/73/81/89/97 Belcarra Drive; 7003/04/08/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/72/75/81/87/93 Sierra Drive; 7005/15/25/35/45/55/65/75/85 Ridge Drive; 7201/07/13/19/35/39/43/63 Inlet Drive from R2 Residential District to R10 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 #22/94, Bylaw No. 10048 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 15, 1994" - BYLAW NO. 10038

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to amend the R2 Residential District to regulate the location of driveways and to amend the required front yard in the Parkcrest area bounded by Halifax Street, Lougheed Highway, Holdom Avenue and Kensington Avenue.

Alan Dawson, 6340 Buchanan Street, Burnaby, addressed Council representing the Parkcrest Ratepayers Association. Mr. Dawson advised that revised figures indicate that 273 residents support Option A of the R10 rezoning proposal and 163 support Option B. It is the area's wish to work with Council to achieve the overall R10 rezoning in addition to accomplishing the regulating of the location of driveways and amending the required front yards through the proposed Text Amendment. In concluding, Mr. Dawson submitted additional pages to the petition previously submitted which reads as follows:

"I, the undersigned, a resident of Parkcrest Area in Burnaby, do hereby petition Burnaby Council to ensure that 'A' - Burnaby Zoning Bylaw 1965, Amendment #15, 1994 is adopted and 'B' without prejudice, am in accord with adoption of the Bulk Regulations (i.e. height, size and shape) to ensure full R10 Zoning as is in force in the Brentwood Area."

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT to amend the R2 Residential District to regulate the location of driveways and an amendment to the required front yard in the Parkcrest area bounded by Halifax Street, Lougheed Highway, Holdom Avenue and Kensington Avenue.

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 the Text Amendment, Bylaw No. 10038 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 23, 1994" - BYLAW NO. 10051

Rezoning Reference #21/94

8703/04/07/08/11/12/15/19/23/27/31/35/38/39/42/43/46/47/50/51/54/55  
/58/59/63/67/71/75/79/83/86/87/90/91/94/95 Crest Drive; 8707/21/35/  
49/63/77/91/8809/29/49/69/89 Tenth Avenue; 7744/56/68/80/92/7808/22  
/36/50/64 Langley Street - bounded by Cariboo Park, Tenth Avenue,  
Langley Street and the lane to the rear of Armstrong Avenue

Lots 88/58/87/59/86/60/61/62/63/65/97/66/96/67/95/68/94/69/93/70/92/71/72/73/75/76/77/91/85/90/84/89/52/53/54/55/82/81/80/79/78 all of Blks. 7 & 8, D.L. 13, Grp. 1, NWD, Plan 13983; Lot 57, Blk. 7, D.L. 13, Grp. 1, NWD, Plan 13983; Lot 64, Blk. 8, D.L. 13, Grp. 1, NWD, Plan 13983; Lots 74/83/56, D.L. 13, Grp. 1, NWD, Plan 13983; Lots 37/38/39/40/41, D.L. 13, Grp. 1, NWD, Plan 11772; Lots G/F/E/C/B/A, D.L. 13, Grp. 1, NWD, Plan 12087; Lot D, Blk. 8, D.L. 13, Grp. 1, NWD, Plan 12087

From: R2 Residential District

To: R10 Residential District

The purpose of the proposed zoning bylaw amendment is to limit the permitted bulk of single-family dwellings.

Ken Wakahara, Co-owner of 8809 - 10th Avenue, Burnaby addressed Council and presented a petition containing the signatures of 9 of the 12 residents on 10th Avenue to be included in the rezoning proposal. The petition reads as follows:

"We the residents of Tenth Avenue request to be excluded from the R10 rezoning as the residents of Armstrong have been excluded."

Mr. Wakahara's reasoning for requesting exclusion from rezoning was the restrictions under the R10 guidelines placed on driveways, fencing and building bulk, should the property owner decide to undergo major renovations in the future.

Councillor Young retired from the Public Hearing at 9:09 p.m.

Bill Conolly, 8755 Crest Drive, Burnaby addressed Council and presented a petition containing signatures of 46 residents (72 percent) who are in support of the proposed rezoning. The contents of the petition reads as follows:

"We, the undersigned, wish to thank City of Burnaby Council for considering the request of the home owners in the Crest Drive neighbourhood, to change the present Zoning Bylaw R2 to R10 in order to maintain the original appearance of our community."

John March, 8889 - 10th Avenue, Burnaby appeared before Council in opposition to R10 zoning on 10th Avenue. The speaker felt that 10th Avenue was not a part of the Crest neighbourhood and that, due to heavy traffic on 10th Avenue, the community concept does not exist on that street. Mr. March felt that the R10 designation places too many restrictions and therefore requested that 10th Avenue properties maintain their current R2 zoning.

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 8703/04/07/08/11/12/15/19/23/27/31/35/38/39/42/43/46/47/50/51/54/55/58/59/63/67/71/75/79/83/86/87/90/91/94/95 Crest Drive; 8707/21/35/49/63/77/91/8809/29/49/69/89 Tenth Avenue; 7744/56/68/80/92/7808/22/36/50/64 Langley Street from R2 Residential District to R10 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 #21/94, Bylaw No. 10051 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 24, 1994" - BYLAW NO. 10052

Rezoning Reference #23/94

Ptn. of 5019 Byrne Road - located in the rear of a property on the westerly side of Byrne Road between Mandeville Avenue and Harrow Street

Ptn. Northeasterly 66 feet Lot 158 Except: Part Subdivided by Plan 69595, D.L. 165, Grp. 1 having a frontage of 66 feet on Byrne Road by full depth of said lot and adjoining Lot 157 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 the construction of a free standing cellular antenna.

Ray Carter, RKTG Associates, 202 - 1965 West 4th Avenue, Vancouver addressed Council as the applicant for rezoning and advised he was in attendance at the Public Hearing to respond to any questions from Council or the public which may arise.

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 5019 Byrne Road from M2 General Industrial District to P2 Administration and Assembly 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 #23/94, Bylaw No. 10052 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 25, 1994" - BYLAW NO. 10053

Rezoning Reference #24/94

5137 Dale Avenue - located on the south side of Deer Lake Avenue, south of Gilpin Avenue

Lot 7, D.L. 79, Grp. 1, NWD, Plan 11109

From: R1 Residential District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to include the property in Deer Lake Park.

Leigh Palmer, 6588 Deer Lake Avenue, Burnaby addressed Council representing 33 percent of the homes in the area who are in support of the rezoning to include 5137 Dale Avenue in Deer Lake Park. Arising from problems which have taken place at Deer Lake Beach in the past, the speaker urged Council to ensure that there would be no additional parking in this proposal, no more pay telephones and that additional lighting be provided.

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 5137 Dale Avenue from R1 Residential District to P3 Park and Public Use 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 #24/94, Bylaw No. 10053 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 26, 1994" - BYLAW NO. 10054

Rezoning Reference #32/94



7676 Fourteenth Avenue - located on the southerly corner of Canada Way and Fourteenth Avenue

Lots A and B, D.L. 29, Grp. 1, NWD, Plan 12983

From: C6 Gasoline Service Station District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to subdivide the subject property and 7639 Canada Way into single-family 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 7676 Fourteenth Avenue from C6 Gasoline Service Station District to R5 Residential 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 #32/94, Bylaw No. 10054 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR EVANS

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


CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:29 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER OPERATIONS