

1994 FEBRUARY 22

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1994 February 22 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.A. Lawson
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.G. Evans

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

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 2, 1994" - BYLAW NO. 10006

Rezoning Reference #66/93

7500 Cumberland Street

Lot D, D.L. 11, Grp. 1, NWD, Plan LMP3633

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District guidelines)

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the George Derby Lands Development Plan as guidelines and in accordance with the Development Plan entitled "Wildflower" prepared by Ray Letkeman Architect Inc.)

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

John O' Donnell, Vice President of Polygon Development 49 Limited, 1800 Spyglass Place, Vancouver, B.C. addressed Council as the applicant for rezoning, accompanied by the Senior Vice President and the architect. Mr. O'Donnell introduced the development proposal for a 71 unit townhouse community and described various features of the project.

1994 February 22

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 7500 Cumberland Street from CD Comprehensive Development District (based on RM1 Multiple Family Residential District guidelines) to "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the George Derby Lands Development Plan as guidelines and in accordance with the Development Plan entitled "Wildflower" prepared by Ray Letkeman Architect Inc.)

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

MOVED BY COUNCILLOR RANKIN
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #66/93, Bylaw No. 10006 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 3, 1994" - BYLAW NO. 10007

Rezoning Reference #68/93

7657 Craig Avenue

Part of the Vancouver Fraser Valley and Southern Railway (Title AB 197017) D.L. 1, Grp. 1, NWD, Pl. 3043, Lying south of a line drawn perpendicular to Craig Avenue and 27.6 metres north of the north east corner of Lot E, Pl. 17102.

From: R2 Residential District

To: P3 Park and Public Use District

The purpose of the proposed Zoning Bylaw amendment is to provide City lands for the installation of an adult salmon holding facility.

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 7657 Craig Avenue from R2 Residential District to P3 Park and Public Use District.

1994 February 22

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR RANKIN

"THAT this Public Hearing relating to Rezoning Reference #68/93, Bylaw No. 10007 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 4, 1994" - BYLAW NO. 10008

Rezoning Reference #70/93

7170 Antrim Avenue

Lot 82, D.L. 98, Grp. 1, NWD, Plan 34549

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the Development Plan entitled "Beresford House" prepared by L.D. Laidlaw Architecture)

The purpose of the proposed Zoning Bylaw amendment is to permit low-rise multi family residential development.

Larry Laidlaw, 3323 Dunbar Street, Vancouver addressed Council as the Architect for the rezoning project and advised he was present at the Public Hearing to respond to any questions from Council and the public.

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 7170 Antrim Avenue from M1 Manufacturing District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the Development Plan entitled "Beresford House" prepared by L.D. Laidlaw Architecture).

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

1994 February 22

MOVED BY COUNCILLOR RANKIN
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #70/93, Bylaw No. 10008 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 1994" - BYLAW NO. 10009

Rezoning Reference #73/93

Portion of 4171 McConnell Drive

Ptn. of Lot 97 Exc: Part on Pl. 43321; D.L. 42,
Grp. 1, NWD, Plan 42618

From: M5 Light Industrial District

To: M1r Manufacturing District

The purpose of the proposed Zoning Bylaw amendment is to permit development of a restaurant oriented to the surrounding industrial area.

A letter dated 2994 February 21 was received from Darlene Davis, Property Manager, Taymor Industries Ltd., owner of 7618 - 7680 Winston Street and 4090 - 4093 McConnell Court in support of the proposed rezoning application.

Horst Zimmerman, 5685 Cedarwood Place, Burnaby addressed Council as the applicant for rezoning advising the restaurant proposal would not only serve the surrounding industrial area but would also provide catering service to off-site locations.

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 4171 McConnell Drive from M5 Light Industrial District to M1r Manufacturing 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 #73/93, Bylaw No. 10009 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 1994" - BYLAW NO. 10010

Rezoning Reference #76/93

Ptn. of 2211 Rosser Avenue

Ptn. of Lot 33, D.L. 119, Grp. 1, NWD, Pl. 34764

From: M2 General Industrial District

To: M2r General Industrial District

The purpose of the proposed Zoning Bylaw amendment is to permit development of a restaurant oriented to the surrounding industrial area.

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 2211 Rosser Avenue from M2 General Industrial District to M2r General Industrial 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 #76/93, Bylaw No. 10010 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 7, 1994" - BYLAW NO. 10011

Rezoning Reference #59/93

1994 February 22

4236 and 4250 Bond Street

Lots 4 and 5, Blk. 35, D.L. 34, Grp. 1, NWD, Plan 1355

From: R5 Residential District

To: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Metrotown Area II Plan guidelines, and in accordance with the Development Plan entitled "Proposed Townhouse Development, 4236 - 50 Bond Street" prepared by Studio One Architecture Inc.)

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

A petition was received containing signatures of 32 residents of 4200 block Bond Street and 1 resident of the 5400 block Halley Avenue opposed to the proposed rezoning application.

Tomas Wolf, Studio One Architecture, 1834 Vine Street, Vancouver addressed Council as the applicant for rezoning and advised he was present at the Public Hearing to respond to any questions from Council and the public.

Yves Molgat, 4264 Bond Street, Burnaby addressed Council inquiring that, if 98 percent of property owners are in opposition to the rezoning proposal, would Council not give it favourable consideration.

Aldina Isbister, 4235/37 Sardis Street, Burnaby addressed Council representing herself and her father, Guilherme Da Silva in support of the rezoning application. The speaker posed a number of questions regarding tree retention and height restrictions for the townhouse project and questioned if the lane off Halley Avenue will now be continued through to Barker Street.

Louise McFadden, 4223/25 Bond Street, Burnaby addressed Council in opposition to the rezoning application. The speaker felt that the quiet residential character of the neighbourhood would be destroyed by the subject development and suggested Council allow the residents to adjust to the present increased density in the area before additional development is permitted.

Ken Vickets, 4266 Bond Street, Burnaby addressed Council stating his objection to the rezoning application. Mr. Vickets advised that the area residents had not had the opportunity to see what is being proposed and felt that the project would set a precedent for future developments in the area.

1994 February 22

Louise Vickets, 4266 Bond Street, Burnaby appeared before Council in opposition to the rezoning proposal due to the dramatic increase in density over the past few years. The speaker suggested Council delay development proposals for this area for at least 5 years in order to allow the current residents to adjust.

Steve Venittelli, 4277 Bond Street, Burnaby addressed Council opposing the rezoning application and requesting that development in the area be delayed for at least 5 years.

Lucio Stokovac, 5337 Chaffey Avenue, Burnaby addressed Council representing his mother, property owner of 4285 Bond Street and 5383 Halley Avenue. Mr. Stokovac agreed with all previous comments made in opposition to the rezoning.

Gary Nahke, 5469 Halley Avenue, Burnaby appeared before Council representing himself and his parents, all of whom are opposed to the development proposal. Mr. Nahke was concerned about the perceived piece-meal development taking place in his neighbourhood.

Aldina Isbister, 4235/37 Sardis Street, Burnaby again addressed Council suggesting that, because of the location of the neighbourhood, she had long since predicted that the area would eventually be developed into townhouse and multiple family living which would be most appropriate. The speaker also pointed out that additional parking congestion was not a justified reason to oppose the development as all resident and visitor parking would be underground.

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 4236 and 4250 Bond Street from R5 Residential District to CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Metrotown Area II Plan guidelines, and in accordance with the Development Plan entitled "Proposed Townhouse Development, 4236 - 50 Bond Street" prepared by Studio One Architecture Inc.).

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 #59/93, Bylaw No. 10011 be now terminated."

CARRIED UNANIMOUSLY

1994 February 22

A D J O U R N M E N T

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:25 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 22 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. 2, 1994" - BYLAW NO. 10006

Rezoning Reference #66/93

7500 Cumberland Street

Lot D, D.L. 11, Grp. 1, NWD, Plan LMP3633

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District guidelines)

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the George Derby Lands Development Plan as guidelines and in accordance with the Development Plan entitled "Wildflower" prepared by Ray Letkeman Architect Inc.)

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

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 3, 1994" - BYLAW NO. 10007

Rezoning Reference #68/93

7657 Craig Avenue

Part of the Vancouver Fraser Valley and Southern Railway (Title AB 197017) D.L. 1, Grp. 1, NWD, Pl. 3043, lying south of a line drawn perpendicular to Craig Avenue and 27.6 metres north of the north east corner of Lot E, Pl. 17102.

From: R2 Residential District

To: P3 Park and Public Use District

The purpose of the proposed Zoning Bylaw amendment is to provide City lands for the installation of an adult salmon holding facility.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 4, 1994" - BYLAW NO. 10008

Rezoning Reference #70/93

7170 Antrim Avenue

Lot 82, D.L. 98, Grp. 1, NWD, Plan 34549

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the Development Plan entitled "Beresford House" prepared by L.D. Laidlaw Architecture)

The purpose of the proposed Zoning Bylaw amendment is to permit low-rise multi family residential development.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 1994" - BYLAW NO. 10009

Rezoning Reference #73/93

Portion of 4171 McConnell Drive

Ptn. of Lot 97 Exc: Part on Pl. 43321; D.L. 42,
Grp. 1, NWD, Plan 42618

From: M5 Light Industrial District

To: M1r Manufacturing District

The purpose of the proposed Zoning Bylaw amendment is to permit development of a restaurant oriented to the surrounding industrial area.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 1994" - BYLAW NO. 10010

Rezoning Reference #76/93

Ptn. of 2211 Rosser Avenue

Ptn. of Lot 33, D.L. 119, Grp. 1, NWD, Pl. 34764

From: M2 General Industrial District

To: M2r General Industrial District

The purpose of the proposed Zoning Bylaw amendment is to permit development of a restaurant oriented to the surrounding industrial area.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 7, 1994" - BYLAW NO. 10011

Rezoning Reference #59/93

4236 and 4250 Bond Street

Lots 4 and 5, Blk. 35, D.L. 34, Grp. 1, NWD, Plan 1355

From: R5 Residential District

To: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Metrotown Area II Plan guidelines, and in accordance with the Development Plan entitled "Proposed Townhouse Development, 4236 - 50 Bond Street" prepared by Studio One Architecture Inc.)

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

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 February 08 to Tuesday 1994 February 22.

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

C.A. Turpin
CITY CLERK