

1994 NOVEMBER 22

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

PRESENT: Mayor W.J. Copeland (in the Chair)
Councillor D.R. Corrigan
Councillor D.P. Drummond
Councillor D.G. Evans (Arrived 7:37 p.m.)
Councillor D.A. Lawson
Councillor D.N. Johnston
Councillor C. Redman
Councillor J. Young

ABSENT: Councillor L.A. Rankin

STAFF: K. Ito, Assistant Director Planning and Building
Sophie Lum, Planner
M. Pasqua, Administrative Officer Operations

The Public Hearing was called to order at 7:31 p.m.

1. BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 1994 - BYLAW NO. 10123

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to delete Section 6.8A of the Zoning Bylaw which requires that proposed new group homes be situated a minimum of 200 metres from existing group homes and the deletion of the minimum site area requirements for group homes specified in the R2, R3, R4, R5, R6 and R10 Residential Districts.

No one appeared in connection with this rezoning application.

The Advisory Planning Commission wish to advise Council that following its consideration of this text amendment, a decision was reached to SUPPORT the deletion of Section 6.8A of the Zoning Bylaw which requires that proposed new group homes be situated a minimum of 200 metres from existing group homes and the deletion of the minimum site area requirements for group homes specified in the R2, R3, R4, R5, R6 and R10 Residential Districts.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10123 be now terminated."

CARRIED UNANIMOUSLY

2. BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1994 - BYLAW NO. 10124

TEXT AMENDMENT

The purpose of the proposed zoning bylaw amendment is to create zoning districts R11 Residential District and R12 Residential District.

Councillor Evans arrived at the Public Hearing at 7:37 p.m. and took his place at the Council table.

a) R11 Residential District

Edward Leathley, 7081 Sierra Drive, Burnaby addressed Council for the purpose of clarifying why the metric conversion of the existing 60 foot lots did not come out as 60 foot lots. Further, the speaker requested an explanation of the second storey 6 foot and 23 foot setbacks between buildings.

Councillor Corrigan retired from the Council Chamber at 7:44 p.m.

Councillor Drummond retired from the Council Chamber at 7:45 p.m.

Councillor Drummond returned to the Council Chamber at 7:46 p.m. and took his place at the Council table.

Nancy Leathley, 7081 Sierra Drive, Burnaby addressed Council requesting an explanation of the R11b Zoning designation and also, the recommendation of the Advisory Planning Commission to require two (2) on-site parking spaces per residential lot.

Keith Russell, 4180 Price Crescent, Burnaby addressed Council in support of the Text Amendment. Mr. Russell felt that the amendment takes into consideration the size and character of existing homes in a neighbourhood and hoped that the new zoning designation could be applied to neighbourhoods in Burnaby such as Greentree Village.

Councillor Corrigan returned to the Council Chamber at 7:52 p.m. and took his place at the Council table.

b) R12 Residential District

John Bruno, 4956 Canada Way, Burnaby appeared before Council in strong support of the the Text Amendment. Mr. Bruno requested an explanation of lot area and above-grade floor area. In addition, the speaker requested that the hazardous ditches in the laneways and along Royal Oak Avenue in the Norfolk Street area be eliminated for safety purposes.

Carol Reid, 5536 Dominion Street, Burnaby addressed Council questioning how Royal Oak Avenue will be improved in terms of its appearance. The speaker was concerned that residential streets are used by commuters and therefore, if the ditches referred to by the previous speaker are removed it will make a more comfortable route for commuter traffic. In concluding, the speaker requested clarification as to the affect the Text Amendment will have on her 33 foot lot.

In response, Sophie Lum, Planner advised that, under the current zoning, a single family residence may be constructed; however, under the proposed R12 zoning designation, a back-to-front duplex will be permitted on 33 foot lots.

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 create zoning districts R11 Residential District and R12 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 the Text Amendment, Bylaw No. 10124 be now terminated."

CARRIED UNANIMOUSLY

3. BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 1994 - BYLAW NO. 10134

Rezoning Reference #44/94

3850 Lougheed Highway - fronting on both the Lougheed Highway and Henning Drive between Boundary Road and Gilmore Avenue

Lot D, D.L. 118, Group 1, NWD, Plan LMP17879

From: CD Comprehensive Development District

To: AMENDED CD Comprehensive Development District (Based on M5 Light Industrial District and C2 Community Commercial District guidelines and in accordance with the Development Plan entitled "Bridge Business Park - Lot D" prepared by Christopher Bozyk Architects)

The purpose of the proposed zoning bylaw amendment is to amend the land use development guidelines established by Bylaw No. 9883 for this parcel and to accommodate development of two freestanding restaurants and a two-storey office building.

A letter dated 1994 November 21 was received from B.C. Building Corporation, 3350 Douglas Street, Victoria, B.C., V8W 2T4 in support of the rezoning application.

A letter dated 1994 November 21 was received from The Home Depot Canada, Western District Office, 1000 Lougheed Highway, Coquitlam, B.C., V3K 3T5 in support of the rezoning application.

A letter dated 1994 July 25 was received from Royal LePage Commercial Real Estate Services, Suite 400, 885 Dunsmuir Street, Vancouver, B.C., V6C 1N8 in support of the rezoning application.

An undated letter was received from CARA Operations Limited, 230 Bloor Street West, Toronto, Ontario, M5S 1T8 in support of the rezoning application.

A letter dated 1994 July 25 was received from B.C. Pavilion Corporation, Suite 600, 375 Water Street, Vancouver, B.C., V6B 5C6 in support of the rezoning application.

A letter dated 1994 July 25 was received from Millenium Development Corporation, 24th Floor, Bentall Centre, 595 Burrard Street, Vancouver, B.C., V7X 1C4 in support of the rezoning application.

A letter dated 1994 November 21 was received from Earl's Restaurants Ltd., 6885 Marine Drive, North Vancouver, B.C., V7P 1V5 in support of 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 property at 3850 Lougheed Highway CD Comprehensive Development District from CD Comprehensive Development District to AMENDED CD Comprehensive Development District (Based on M5 Light Industrial District and C2 Community Commercial District guidelines and in accordance with the Development Plan entitled "Bridge Business Park - Lot D" prepared by Christopher Bozyk Architects)

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #44/94, Bylaw No. 10134 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

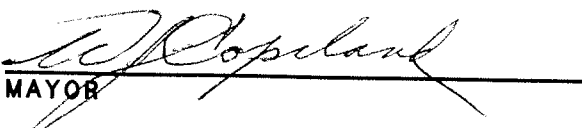
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:10 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 NOVEMBER 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. 47, 1994 - BYLAW NO. 10123

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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 November 08 to Tuesday, 1994 November 22.

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

C.A. Turpin
CITY CLERK