

1994 SEPTEMBER 27

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1994 September 27 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.P. Drummond
Councillor D.N. Johnston
Councillor L.A. Rankin
Councillor C. Redman (Arrived 7:41 p.m.)
Councillor J. Young

ABSENT: Councillor D.R. Corrigan
Councillor D.G. Evans
Councillor D.A. Lawson

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

The Public Hearing was called to order at 7:36 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 39, 1994" - BYLAW NO. 10112

Rezoning Reference #17/94

5128, 5138, 5150 Lorraine Avenue; Ptn. of 3754, and 3770, 3778 Brandon Street; 3773 and Ptn. of 3749, 3755, 3765, 3781 Burke Street - located between Brandon Street and Burke Street east of Lorraine Avenue

Lots 12, 13, 14, D.L. 35, Plan 14202; Ptn. Pcl. A, Lot 4, Plan 3796; Lot B of 4, BIK. 24, Plan 4171; Lot A, Plan 4171; E. 50 Ft. of Lot 11 Exc: Part Included in Pcl. "A" (Ref. Plan 2110), Plan 799; West 1/2 of Lot 1, BIK. 23, Plan 1240; Ptn. E. 1/2 of Lot 1, BIK. 23, Plan 1240; Ptn. Lot A, Plan NWP87697; Lot 3, BIK. 23, Plan 1563 all of D.L. 35, LD. 37, GRP. 1, NWD

From: R5 Residential District

To: R9 Residential District

The purpose of the proposed zoning bylaw amendment is to permit a small lot subdivision.

A letter dated 1994 September 27 was received from Gar and Sharon Low, 3777 Burke Street, Burnaby, B.C., V5H 1A4 expressing opposition to the rezoning proposal.

A letter dated 1994 September 27 was received from Mr. and Mrs. R.F. Kunze, 5157 Smith Avenue, Burnaby, B.C., V5G 2W8 expressing opposition to the rezoning proposal.

James Pavich, 5166/68 Lorraine Avenue addressed Council and suggested that single family development may not be the best use of the subject land. Mr. Pavich felt the subject site could accommodate high density residential development which would meet future housing needs in Burnaby.

Councillor Redman entered the Council Chamber at 7:41 p.m. and took her place at the Council table.

Ron Owsamski, 5113 Smith Avenue addressed Council in opposition to the rezoning proposal. As a result of the development, the speaker would have a "T" shaped intersection in the lane immediately abutting the rear of his property. Mr. Owsamski further suggested that an alternate proposal would be to have the access road from Burke Street going directly through the development as opposed to the proposed cul-de-sac scheme. In concluding, Mr. Owsamski requested attention to tree preservation, street lighting and wider alleys.

Brian Young, 3781 Burke Street addressed Council in support of Mr. Owsamski's comments with respect to access and egress to the proposed subdivision. Mr. Young supports the development proposal but also considers the subject site suitable for multi family development.

Elizabeth Wainwright, 3754 Brandon Street addressed Council with concerns that a lane is proposed to run along the side of her property. Mrs. Wainwright posed the question that, if she did not agree to offer her property for the completion of the small lot subdivision package, would it have a serious impact on the overall development proposal.

Gar Low, 3777 Burke Street addressed Council with a concern that once the access road is constructed, he will have roads on three sides of his property. This will create additional traffic volume and pollution and loss of privacy. Mr. Low advised that the rear of his property slopes upwards and, once the development is complete, the new road will travel across the top of the rear of his property, approximately 6 feet up. Therefore a six foot retaining wall will need to be built in his back yard and the new subdivision and roadway will sit above him.

Chris Charlton addressed Council on behalf of his parents, Mr. and Mrs. J.C. Charlton who own property at 5149 Lorraine Avenue. Mr. Charlton was concerned with the comments previously made by Mrs. Wainwright with respect to the possible exclusion of her property from the overall development. Mr. Charlton suggested that the entire proposal would change significantly and questioned what the process would then be.

In response to the inquiries from Mrs. Wainwright and Mr. Charlton, Mr. Kenji Ito, Assistant Director Planning and Building advised that any changes considered to have a major impact to the development proposal would have to go through the a new Public Hearing process.

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 5128, 5138, 5150 Lorraine Avenue; Ptn. of 3754, and 3770, 3778 Brandon Street; 3773 and Ptn. of 3749, 3755, 3765, 3781 Burke Street from R5 Residential District to R9 Residential District.

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 #17/94, Bylaw No. 10112 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 1994" - BYLAW NO. 10113

Rezoning Reference #30/94

7107/13/19/25, Ptn. 7131, 7135 and Ptn. 7137 Edmonds Street and 7460 Salisbury Avenue - located at the northeast corner of Edmonds Street and Salisbury Avenue

Lots A, B. and C, Plan 4067; Pcl. C (Ref. Plan 6286) of Lot 1, Plan 3702; Ptn. of Pcl. B (Ref. Plan 6347) of Lot 1, Plan 3702; Pcl. A (Ref. Plan 7028) of Lot 1, Plan 1152; Ptn. of Pcl. C, Plan 52453; Lot 167, Plan 30087, all of D.L. 95, Grp. 1, NWD

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the Development Plan entitled "Townhouse Development, Edmonds & Salisbury, Burnaby, B.C." prepared by Roger Romses Architects)

The purpose of the proposed zoning bylaw amendment is to permit a 38 unit townhouse development with underground parking.

Mark Wiens, 7171 Beresford Street addressed Council to discuss the future options for the properties on Salisbury Street, immediately north of the subject site. Mr. Wiens questioned if these properties could eventually be included as parkland for an expansion of B.C. Parkway.

Councillor Drummond retired from the Council Chamber at 8:16 p.m.

In response to Mr. Wiens' inquiry, Mr. Kenji Ito, Assistant Director Planning and Building advised that the properties referred to are slated for future consolidation.

Roger Romses, Architect and applicant for the rezoning, 403 - 515 W. 18th Avenue, Vancouver addressed Council advising he was present to respond to any questions for Council or the public.

Councillor Drummond returned to the Council Chamber at 8:19 p.m.

G.J. McAtee, 7350 Salisbury Avenue addressed Council indicating he did not object to the townhouse development concept as proposed. Mr. McAtee's concerns related to adequate lane access for 7438 and 7440 Salisbury Avenue, adequate emergency vehicle access and the necessity of a bicycle lane on the steep grade on Salisbury Avenue.

Graham McLean, representing McLean Management, a proponent of the rezoning proposal, 203 - 2403 Marine Drive, West Vancouver addressed Council with assurances that, based on several other similar projects recently developed, the emergency vehicle access was more than adequate.

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 7107/13/19/25, Ptn. 7131, 7135 and Ptn. 7137 Edmonds Street and 7460 Salisbury Avenue from R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the Development Plan entitled "Townhouse Development, Edmonds & Salisbury, Burnaby, B.C." prepared by Roger Romses Architects)

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #30/94, Bylaw No. 10113 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 41, 1994" - BYLAW NO. 10114

Rezoning Reference #36/94

N. Ptns. 3700 and 3800 Gilmore Way - located north of Sanderson Way and east of Gilmore Way in Discovery Parks

Lot 17, D.L. 71, Grp. 1, NWD, Plan 64401; Ptn. Lot 14, Exc:
Firstly: Pcl. A (Bylaw Plan 60615); Secondly: Part subdivided by Plan 60616; Thirdly: Part subdivided by Plan 64401; Fourthly: Part subdivided by Plan 80047; D.L.'s 71 and 72, Grp. 1, NWD Plan 59477

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on the Discovery Parks Community Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the development of a clinical laboratory.

A letter dated 1994 September 26 was received from Parvin Chami and Linda Walsh, 3710 Kalyk Avenue, Burnaby, B.C. expressing support in principle, based on specific environmental considerations, to the rezoning proposal.

John Rayson, President of Metro McNair Clinical Laboratories, 660 West 7th Avenue, Vancouver addressed Council briefly outlining the operational aspects of the proposed clinical laboratory and offered to answer any questions that Council or the public may have.

Peter Busby, representing Busby Bridger Architects, applicant for the rezoning, 201 - 1650 West 1st Avenue, Vancouver addressed Council advising he was present at the Public Hearing to respond to questions.

Councillor Rankin retired from the Council Chamber at 8:36 p.m.

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 N. Portion of the property at 3800 Gilmore Way from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on the Discovery Parks Community Plan guidelines).

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 #36/94, Bylaw No. 10114 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR YOUNG

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:39 p.m.

Confirmed:

Certified Correct:

MAYOR

ADMINISTRATIVE OFFICER OPERATIONS