

1995 MAY 16

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 May 16 at 7:30 p.m.

PRESENT: Councillor D.R. Corrigan (In the Chair)  
Councillor D.P. Drummond  
Councillor D.A. Lawson  
Councillor L.A. Rankin  
Councillor C. Redman

ABSENT: Mayor W.J. Copeland  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor J. Young

STAFF: Mr. D. G. Stenson, Director Planning and Building  
Mr. S. Cleave, Committee Secretary

The Public Hearing was called to order at 7:33 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 13, 1995" - BYLAW NO. 10204

Rezoning Reference #8/95

1604 Springer Avenue - located on the east side of Springer Avenue between Dellawn Drive and Braelawn Drive

Lot 441, D.L. 126 , Grp. 1, Plan 43015

From: R2 Residential District

To: R3 Residential District

The purpose of the proposed rezoning is to permit the property to be subdivided into 2 lots in order to construct 2 new single-family dwellings.

A letter dated 1995 May 11 was received from Winnie and Siu Wai Lau, 5420 Braelawn Drive, Burnaby, expressing opposition to the rezoning proposal.

A letter dated 1995 May 13 was received from Vincent and Stephanie Ho, 5410 Braelawn Drive, Burnaby, expressing opposition to the rezoning proposal.

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Mr. Nino Romanin, 5936 Braelawn Drive, Burnaby addressed Council in opposition to the rezoning proposal. Mr. Romanin advised that spacious lots serve to maintain the quality of life in the neighbourhood.

Mr. Pietro Pellizari, 1483 Springer Avenue, Burnaby addressed Council in support of the rezoning proposal which will provide additional housing in the neighbourhood.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to NOT SUPPORT the rezoning of the property at 1604 Springer Avenue from R2 Residential District to R3 Residential District.

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

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #8/95, Bylaw No. 10204 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO.14 , 1995" - BYLAW NO. 10205

Rezoning Reference #47/94

5440 Beresford Street - located on the west side of Antrim Avenue across Beresford Street from the SkyTrain line

Lot A, D.L. 98, Grp. 1, NWD, Plan 5788

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Royal Oak Development Plan guidelines, and in accordance with the Development Plan entitled "7117 Antrim Avenue" prepared by Rafii Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a four storey apartment building.

Mr. Bob Middleton, 304 -5350 Victory Street, Burnaby, addressed Council in opposition to the rezoning proposal. Mr. Middleton advised that the apartment building should be limited to three storeys.

Arising from the discussion, Council requested that staff prepare a report outlining the rationale for a four storey apartment building and providing information regarding site coverage and view corridors.

Mr. Rafii, Rafii Architects Incorporated, 1 - 1600 Howe Street, Vancouver, addressed Council advising that a four storey apartment building permits more trees to be saved and results in more desirable landscaping than would be the case with a three storey proposal. Mr. Rafii also advised that the shadow impact of the four storey proposal is less than would be the case with a three storey proposal.

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 5440 Beresford Avenue from M1 Manufacturing District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District use and density and Royal Oak Development Plan guidelines, and in accordance with the Development Plan entitled "7117 Antrim Avenue" prepared by Rafii Architects)

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

MOVED BY COUNCILLOR LAWSON  
SECONDED BY COUNCILLOR DRUMMOND

"THAT this Public Hearing relating to Rezoning Reference #47/94, Bylaw No. 10205 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 15", - BYLAW NO. 10206

Rezoning Reference #3/95

6066, 6076, 6090 Wilson Avenue - located on the east side of Wilson Avenue and the north side of Central Boulevard

Lot 1, D.L. 153, Plan 1214; North 1/2 Lot 2, D.L. 153, Plan 1214; Lot South 1/2 of 2, D.L. 151, Plan 1214

From: R5 Residential District

To: CD Comprehensive Development District (based on RM4 Multiple Family Residential District to accommodate the specific project density and use and in accordance with the Development Plan entitled "Heritage Station" prepared by Linda Baker Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a multi-family non-profit residential project and includes the retention of a heritage house.

Mr. Chris Hudda, 6075 Wilson Avenue, Burnaby, addressed Council advising that he supports the rezoning proposal only if land abutting the subject site is acquired for the extension of Central Boulevard.

Mr. Jim Price, 6066 Wilson Avenue, Burnaby, addressed Council inquiring as to the reasons for the heritage house designation.

The Director Planning and Building advised that the subject house is on a preliminary inventory list of heritage properties. Further, the house was constructed by the Wilson family, a notable road building family which gave its name to the street.

Mr. Kevin Corbett, 6076 Wilson Avenue, Burnaby, addressed Council expressing concern regarding the amount of notice he will receive before being required to vacate the premises at 6076 Wilson Avenue.

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 6066, 6076 6090 Wilson Avenue from R5 Residential District to CD Comprehensive Development District (based on RM4 Multiple Family Residential District to accommodate the specific project density and use and in accordance with the Development Plan entitled "Heritage Station" prepared by Linda Baker Architect Inc.).

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

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference 3/95 , Bylaw No. 10206 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 16, 1995" - BYLAW NO. 10207

Rezoning Reference #9/95

5291 Oakmount Crescent - located at the south-west corner of the Oakalla site abutting Royal Oak Avenue

Lot 1, D.L. 94, Grp. 1, NWD, Plan 5547

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District use and Oakalla Development Plan as guidelines and in accordance with the Development Plan entitled "Oaklands Non-Profit Family Rental Housing" prepared by Linda Baker Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a non-market townhouse project.

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 5291 Oakmount Crescent from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District use and Oakalla Development Plan as guidelines and in accordance with the Development Plan entitled "Oaklands Non-Profit Family Rental Housing" prepared by Linda Baker Architect Inc.)

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

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MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #9/95, Bylaw No. 10207 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 18, 1995" - BYLAW NO. 10209

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit accessory retail grocery sales in C6 Gasoline Service Station Districts.

Mr. John McClure, representing Shell Canada, 201 Kensington Avenue, Burnaby, addressed Council advising that all bylaws pertaining to service stations need to be overhauled. Mr. McClure advised that conventional service stations are being replaced by self/split serve gas stations with convenience shops. The speaker concluded by advising that a 290 sq. ft. convenience shop is very small.

The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment, a decision was reached to SUPPORT the amendment to permit accessory retail grocery sales in C6 Gasoline Service Station Districts.

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

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10209 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

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MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR LAWSON

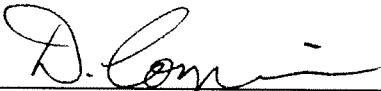
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:40 p.m.

Confirmed:

Certified Correct:

  
\_\_\_\_\_  
ACTING MAYOR

  
\_\_\_\_\_  
COMMITTEE SECRETARY

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, 1995 MAY 16 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":

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BYLAW NO. 13, 1995" - BYLAW NO. 10204

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TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit accessory retail grocery sales in C6 Gasoline Service Station Districts.

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, 1995 May 02 to Tuesday, 1995 May 16.

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

D.R. Comis  
CITY CLERK