

1995 OCTOBER 17

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 October 17 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)  
Councillor D.P. Drummond  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor D.A. Lawson  
Councillor L.A. Rankin  
Councillor C. Redman (Arrived 7:48 p.m.)

ABSENT: Councillor D.R. Corrigan  
Councillor J. Young

STAFF: Mr. J.S. Belhouse, Deputy Director Planning and Building  
Ms. Margaret Manifold, Planning Assistant  
Mrs. D.R. Comis, City Clerk  
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:35 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 42, 1995" - BYLAW NO. 10271

Rezoning Reference #32/95

4205/06/15/16/25/28/35/36/46/47/55/58/65/66/76/77/86/95/96/4306/16/26/35 Parkwood Crescent, 4305/06/13/18/21/22/31/32/39/40/49/50/57/58/64/65/75/76/83/84 Pinewood Crescent, 4106/16/26/36/46/56/66/76/86/96/4205/06/13/16/21/22/29/32/37/40/41/49/50/55/58/63/66/69/76/77/85/86/96/4326/46/56/66/76/86/96/4410/16/22/30 Gilpin Crescent, 4105/08/15/20/27/32/37/40/49/56/59/68/71/80/81/92/93/4202/05/13/14/22/23/28/29/36/37/42/45/52/53/56/63/68/69/77 Castlewood Crescent, 4107/08/19/22/31/32/43/44/55/56/67/68/79/80/91/92/4205/06/13/18/22/23/29/32/37/38/45/53/60/63/69/72/77/78/85/86/93/94/4307/10/21/22/33/34/46/76/ Price Crescent, 4107/08/19/22/31/36/43/52/55/64/67/78/79/91/92/4205/06/13/14/21/22/29/32/37/42/45/52/53/60/63/66/69/76/77/84/85/93/94/4306/07/15/16/25/28/35/38/45 Hazelwood Crescent, 4105/06/15/16/25/28/35/38/45/50/55/65/68/72/75/82/85/94/95 Cherrywood Crescent, 4135/4229/49/71/4365/75 Burke Street, 5178/92 Patterson Avenue, 4815/25/33/39/47/53/61/81/91/4930/36/42/5044/45/5150/90 Barker Crescent - generally located north of Burke Street and east of Patterson Avenue, with a park strip south of Alderwood Crescent serving as the north boundary and Gilpin and Barker Crescents are the easterly boundary

Lots 1/2/3/4/5/6/7/10/11/12/13/14/15/16/17/18/19, Blk 14, Plan 14759; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15, Blk. 6, Plan 14146; Lots 20/21, Plan 26583; Lots 18/1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17, Blk. 13, Plan 14759; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21, Blk 5, Plan 14146; Lots 27/26/25/24/23/22/21/20/19/18/17/16, Blk 6, Plan 14146; Lot 21 Exc: Pcl. "A" (Expl. Pl 39913), Plan 17884; Pcl. "A" (Expl. Pl. 39918), Lots 20/21, Plan 17884; Lots 17/18/19, Plan 15929; Lots 7/8/10/11/12/13, Blk 21, Plan 14532; Lots 40/39/38/37/36/35/34/33/32/31/30/29/28/27/26/25/24/23/22, Blk. 5, Plan 14146; Lots 32/31/30/29/28/27/26/25/24/23/22/21/19/18/17/16, Blk. 4, Plan 14146; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15, Blk. 4, Plan 13842; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/16/17/18/19/20/21/22/23/24/25/26/14, Blk. 3, Plan 13842; Lots 2/3/4/5/6/7/8/9/10/12/11/1, Blk 19, Plan 14532; Lots 6/7/8/9/10/11/12/13, Blk. 20, Plan 14532; Lot 9, Blk. 21, Plan 14532; Lots 1/2/3/4/5/6/7/8/9/10/21/20/19/18/17/16/15/14/13/12, Blk. 2, Plan 13842; Lots 27/22/28, Plan 14249; Lots 1/2/3/4/5/6/7/8/9/10/11/14/12/13, Blk. 18, Plan 14532; Lots 25/24/23/22/21/20/19/18/17/16/15/14, Blk. 19, Plan 14532; Lots 1/2/3/4/5/6/11/12/13, Blk. 1, Plan 13842; Lots 14/15, Plan 14204; Lots 75/76, Plan 34642; Lot 73, Plan 31689; Lots 19/18, Plan 15328; all of D.L. 34, Grp. 1, NWD

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.

A letter dated 1995 July 26 was received from Michele and Mike Buttle, 4375 Pinewood Crescent, Burnaby, B.C., V5G 2J7 expressing support for the rezoning proposal.

A letter dated 1995 September 12 was received from J.F. Downey, 4143 Hazelwood Crescent, Burnaby, B.C., V5G 2P9 expressing support for the rezoning proposal.

A letter dated 1995 September 08 was received from Mr. and Mrs. N.C. Gillis, 4936 Barker Crescent, Burnaby, B.C., V5G 3G5 expressing support for the rezoning proposal.

A letter dated 1995 September 19 was received from G. & M. Mitchell, 4179 Hazelwood Crescent, Burnaby, B.C., V5G 2P9 expressing support for the rezoning proposal.

A letter dated 1995 September 15 was received from N.B. Kelsey, 4229 Burke Street, Burnaby, B.C., V5H 1B5 requesting that the lots on Burke Street retain their R2 zoning designation.

A letter dated 1995 September 20 was received from Kathleen D. And William J. Turner, 4136 Hazelwood Crescent, Burnaby, B.C., V5G 2R1 expressing support for the rezoning proposal.

A letter dated 1995 September 20 was received from Dr. P.K. Anthony Yiu, 4881 Barker Crescent, Burnaby, B.C., V5G 3G4 expressing opposition to the rezoning proposal.

A letter dated 1995 September 17 was received from John and Sandra Clark, 4349 Pinewood Street, Burnaby, B.C., V5G 2J7 expressing disapproval of the creation of a sub-area of R10 zoning and advising that they no longer support the proposal.

An undated letter was received from Chin-Tsai Yu, 4339 Pinewood Crescent, Burnaby, B.C., V5G 2J7 advising he no longer supports this proposal and would like to see his property remain R2.

A letter dated 1995 September 17 was received from Don and Irene Sandie, 4340 Pinewood Crescent, Burnaby, B.C., V5G 2J8 expressing disapproval of the creation of a sub-area of R10 zoning and advising that they no longer support the proposal.

A letter dated 1995 September 17 was received from Trevor and Diane Montgomery, 4331 Pinewood Crescent, Burnaby, B.C., V5G 2J7 expressing disapproval of the creation of a sub-area of R10 zoning and advising that they no longer support the proposal.

A letter dated 1995 September 20 was received from D.M. & D.J. Dines, 4175 Cherrywood Crescent, Burnaby, B.C., V5G 2R9 expressing strong support for the rezoning proposal.

A letter dated 1995 September 21 was received from Wayne C. Jang, 4285 Gilpin Crescent, Burnaby, B.C., V5G 2K3 advising that he does not support the proposal to selectively rezone sections of the neighbourhood and does not wish to be included in that form of rezoning.

A letter dated 1995 October 13 was received from Alan Flynn, 4326 Parkwood Crescent, Burnaby, B.C., V5G 2J5 advising he is in favour of the rezoning proposal.

A letter dated 1995 October 10 was received from Mr. and Mrs. N.C. Gillis, 4936 Barker Crescent, Burnaby, B.C. reiterating their strong support for the proposed rezoning.

A letter dated 1995 October 16 was received from Joanne Graham, 4358 Pinewood Crescent, Burnaby, B.C. V5G 2J8 expressing support for the proposed zoning change.

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A letter dated 1995 October 17 was received from L.A. Leathley, 4365 Pinewood Crescent, Burnaby, B.C. expressing support for the proposed change to R10 zoning.

A letter dated 1995 October 08 was received from D.S. Lam and C.M. Wong, owners of 4205 Gilpin Crescent, Burnaby, B.C. expressing strong opposition to the proposed rezoning.

A letter dated 1995 September 26 was received from L.G. (Joe) Sulmona, 4155 Cherrywood Crescent, Burnaby, B.C. objecting to the proposed rezoning.

A letter dated 1995 October 10 was received from Lionel Y.J. Wang, 4256 Alderwood Crescent, Burnaby, B.C., V5G 2G8 expressing strong opposition to the rezoning proposal.

A letter dated 1995 October 12 was received from Catherine Roberts, 4431 Wildwood Crescent, Burnaby, B.C. V5G 2M3 protesting the way in which the Garden Village area has been chopped up to accommodate both R2 and R10 zoning and requests that all the neighbourhood be zoned R10.

Mr. John Clarke, 4349 Pinewood Crescent, Burnaby appeared before the members of Council to advise that he was opposed to the R10 zoning proposal. Mr. Clarke reviewed the results of the survey in which area residents had indicated their zoning preference. The speaker suggested that the sub-area, although it appears to have a majority for R10 zoning, was not divided fairly and properly and the method of sub-zoning not appropriate. It is the speaker's opinion that the majority (7 out of 10) of the streets in the area are against R10 zoning.

\*\* Councillor Redman entered the Council Chamber at 7:48 p.m. and took her place at the Council table.

In conclusion, Mr. Clarke advised the majority of Garden Village owners do not want R10 zoning and, at the most, only the three streets who really want R10 (Hazelwood, Price and Castlewood) should be rezoned. Mr. Clarke provided a copy of his presentation, including detailed statistics, charts and map, to members of Council and a copy of this presentation is on file in the City Clerk's office.

Mr. William Yuen, 4286 Gilpin Crescent, Burnaby, appeared before the members of Council advising that he was against the rezoning proposal. Mr. Yuen questioned the criteria used in dividing Garden Village in sub-areas and why this current proposal was changed from the original proposal. In conclusion, the speaker advised that he was against the proposal as presented and if there was to be a rezoning it must be for the whole Garden Village area and that it be supported by a large majority.

A copy of Mr. Yuen's presentation is on file in the office of the City Clerk.

Mr. Joe Sulmona, 4155 Cherrywood Crescent, Burnaby appeared before the members of Council to object to the rezoning proposal. The speaker considers there is not sufficient support in the neighbourhood for the proposal and questioned the inclusion of Gilpin Crescent in the proposed sub-area. Mr. Sulmona advised that the residents of Cherrywood stood out in their opposition to the proposal and should be excluded from it.

Mr. Jim Chong, 4335 Hazlewood Crescent, Burnaby, appeared before the members of Council to advise that he understands the impact that zoning change may have on a neighbourhood and supports the proposed change to R10. Mr. Chong advised that the Garden Village neighbourhood has unique characteristics and that the existing housing stock is not compatible with the R2 housing that is currently being built. The speaker displayed photographs and drawings depicting the Garden Village neighbourhood, past, present and future with R2 zoning.

In conclusion, Mr. Chong advised that the R10 provided a compromise to those who wish to preserve the character of Garden Village while still allowing for progress.

Harry Lee, 4277 Parkwood Crescent, Burnaby appeared before the members of Council to advise he was not in favour of the R10 proposal and wants to stay with R2 zoning. Mr. Lee is opposed to how the area was cut up to accommodate a zoning change for three streets at a higher elevation who want to protect their views. The speaker concluded by suggesting that only those three streets who strongly support the request be rezoned to R10.

A copy of Mr. Lee's presentation to Council is on file in the City Clerk's office.

George Mitchell, 4179 Hazlewood Crescent, Burnaby appeared before the members of Council and advised that he prefers the character of Garden Village as it is and supports the R10 zoning change in order to protect the neighbourhood.

Margaret Li, 4119 Price Crescent, Burnaby, appeared before Council and advised that she supports the R10 zoning proposal. The speaker suggested that the residents who support this proposal did so when they completed the survey questionnaire that initiated this proposal.

Ian Lu, 4106 Cherrywood Crescent, Burnaby appeared before Council expressing opposition to the rezoning proposal. Mr. Lu advised that he bought in this area aware of the R2 zoning and has no desire to change the zone. The speaker also expressed opposition to the subdivision of the neighbourhood into sub-areas.

A copy of Mr. Lu's presentation to Council is on file in the City Clerk's office.

David McIvor, 4295 Parkwood Crescent, Burnaby appeared before the members of Council expressing opposition to the rezoning proposal. The speaker raised the following points: the process and method of the survey was confusing; language barriers may have created a lack of understanding of the process; the majority of people want to retain the R2 zone; seven streets are included in the proposal when the residents of only three streets showed strong support; the R2 zone is wanted by Pinewood Crescent residents; zone boundaries are inconsistent, and; the zoning change will result in a reduction in property values.

A copy of Mr. McIvor's presentation to Council is on file in the City Clerk's office.

Keith Russell, 4180 Price Crescent, Burnaby appeared before the members of Council in support of the R10 rezoning proposal. The speaker advised that he was an original petitioner for a more restrictive zoning change for a smaller portion of the Garden Village. Mr. Russell provided some history as to how this proposal had been initiated and brought to its current state. The speaker suggested the R2 zoning designation does not represent the typical older Garden Village home and allows for a much larger scale of development when built to its maximum.

Mr. Russell further suggested R10 housing would be more affordable but the value of the neighbourhood would be maintained.

Theresa Johannsen, 4206 Hazelwood Crescent, Burnaby appeared before the members of Council advising she was in favour of the rezoning proposal and originally supported even more restrictive zoning. The speaker likes the green spaces and views of Garden Village and wants these characteristics preserved. Ms. Johannsen was of the opinion that the R10 zone allows for substantial square footage in new homes and that only a small percentage of lots will suffer a reduction in permitted house size.

Mel Endelman, 4165 Cherrywood Crescent, Burnaby appeared before members of Council to advise he too was one of the original proponents for a more restrictive zoning change and supports the current proposal. It was the speaker's opinion that the R2 zone allows for a "block" style of house which does not fit into the character of the neighbourhood and further causes a loss in view for existing homes. Mr. Endelman also feels that the R10 zone would provide more affordable housing without a loss of trees and existing housing stock.

Michelle De Salaberry, 4213 Castlewood Crescent, Burnaby appeared before members of Council and advised she was in favour of the proposed rezoning. The speaker views the R10 zone as a compromise between the existing pre-1965 housing stock and the size permitted under the current R2 zone. The speaker is seeking to preserve green space and views by slightly reducing the height and bulk of homes permitted in the neighbourhood.

Wayne Jang, 4285 Gilpin Crescent, Burnaby appeared before the members of Council to advise that the Garden Village is worth preserving but it must be preserved as a whole. The speaker feels this issue is splitting the neighbourhood but if it must be divided into different zoning sub-areas then the lower part of Garden Village should be excluded from this proposal.

Anthony Yiu, 4881 Barker Crescent, Burnaby appeared before the members of Council and advised that he would like to see the characteristics of Garden Village, trees, shrubs, lawns, etc., preserved; however he does not feel the numbers support this rezoning proposal.

Diane Stewart, 4192 Castlewood Crescent, Burnaby appeared before the members of Council in support of the rezoning application. The speaker does not want to see large houses taking away the views and green space and feels that the R10 zone will allow substantial square footage in new or expanded homes.

Norman Salisbury, 4422 Gilpin Crescent, Burnaby appeared before the members of Council objecting to how the Garden Village is being cut up through zoning. The speaker advised he cherishes his home and view and cutting up the neighbourhood will have a negative impact on it.

John Clarke, 4349 Pinewood Crescent, Burnaby appeared again before Council and reiterated his view that only Hazelwood, Castlewood and Price Crescents be rezoned to R10 and that the remainder of Garden Village retain their R2 zoning.

Jim Chong, 4335 Hazelwood Crescent, Burnaby appeared again before Council to express his support for this rezoning in order to maintain the character of the Garden Village neighbourhood.

Harry Lee, 4277 Parkwood Crescent, Burnaby appeared again before Council to express opposition to the proposed rezoning.

Ian Lu, 4106 Cherrywood Crescent, Burnaby appeared again before Council and reiterated his opposition to the Garden Village area being cut up into different zoning areas.

Don Dines, 4175 Cherrywood Crescent, Burnaby appeared before the members of Council to express support for the proposed rezoning and advised that they bought in the Garden Village area because of how it was originally developed and feels that neighbourhood is being destroyed and fragmented with new R2 development.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #32/95, Bylaw No. 10271.

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 #32/95, Bylaw No. 10271 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR DRUMMOND  
SECONDED BY COUNCILLOR JOHNSTON

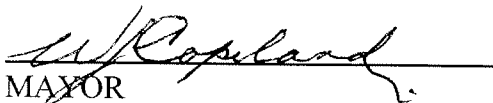
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:55 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I



CITY OF BURNABY  
ZONING BYLAW AMENDMENTS  
PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will reconvene a Public Hearing which was adjourned on 1995 September 26 to:

TUESDAY, 1995 OCTOBER 17 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 amendment to "Burnaby Zoning Bylaw 1965":

1. "BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 42, 1995" - BYLAW NO. 10271

Rezoning Reference #32/95

**4205/06/15/16/25/28/35/36/46/47/55/58/65/66/76/77/86/95/96/4306/16/26/35 Parkwood Crescent, 4305/06/13/18/21/22/31/32/39/40/49/50/57/58/64/65/75/76/83/84 Pinewood Crescent, 4106/16/26/36/46/56/66/76/86/96/4205/06/13/16/21/22/29/32/37/40/41/49/50/55/58/63/66/69/76/77/85/86/96/4326/46/56/66/76/86/96/4410/16/22/30 Gilpin Crescent, 4105/08/15/20/27/32/37/40/49/56/59/68/71/80/81/92/93/4202/05/13/14/22/23/28/29/36/37/42/45/52/53/56/63/68/69/77 Castlewood Crescent, 4107/08/19/22/31/32/43/44/55/56/67/68/79/80/91/92/4205/06/13/18/22/23/29/32/37/38/45/53/60/63/69/72/77/78/85/86/93/94/4307/10/ 21/22/33/34/46/76/ Price Crescent, 4107/08/19/22/31/36/43/52/55/64/67/78/79/91/92/4205/06/13/14/21/22/29/32/37/42/45/52/53/60/63/66/69/76/77/84/85/93/94/4306/07/15/16/25/28/35/38/45 Hazelwood Crescent, 4105/06/15/16/25/28/35/38/45/50/55/65/68/72/75/82/85/94/95 Cherrywood Crescent, 4135/4229/49/71/4365/75 Burke Street, 5178/92 Patterson Avenue, 4815/25/33/39/47/53/61/81/91/4930/36/42/5044/45/5150/90 Barker Crescent - generally located north of Burke Street and east of Patterson Avenue, with a park strip south of Alderwood Crescent serving as the north boundary and Gilpin and Barker Crescents are the easterly boundary**

Lots 1/2/3/4/5/6/7/10/11/12/13/14/15/16/17/18/19, Blk 14, Plan 14759; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15, Blk. 6, Plan 14146; Lots 20/21, Plan 26583; Lots 18/1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17, Blk. 13, Plan 14759; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21, Blk 5, Plan 14146; Lots 27/26/25/24/23/22/21/20/19/18/17/16, Blk 6, Plan 14146; Lot 21 Exc: Pcl. "A" (Expl. Pl 39913), Plan 17884; Pcl. "A" (Expl. Pl. 39918), Lots 20/21, Plan 17884; Lots 17/18/19, Plan 15929; Lots 7/8/10/11/12/13, Blk 21, Plan 14532; Lots 40/39/38/37/36/35/34/33/32/31/30/29/28/27/26/25/24/23/22, Blk. 5, Plan

14146; Lots 32/31/30/29/28/27/26/25/24/23/22/21/19/18/17/16, Blk. 4, Plan 14146; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15, Blk. 4, Plan 13842; Lots 1/2/3/4/5/6/7/8/9/10/11/12/13/16/17/18/19/20/21/22/23/24/25/26/14, Blk. 3, Plan 13842; Lots 2/3/4/5/6/7/8/9/10/12/11/1, Blk. 19, Plan 14532; Lots 6/7/8/9/10/11/12/13, Blk. 20, Plan 14532; Lot 9, Blk. 21, Plan 14532; Lots 1/2/3/4/5/6/7/8/9/10/21/20/19/18/17/16/15/14/13/12, Blk. 2, Plan 13842; Lots 27/22/28, Plan 14249; Lots 1/2/3/4/5/6/7/8/9/10/11/14/12/13, Blk. 18, Plan 14532; Lots 25/24/23/22/21/20/19/18/17/16/15/14, Blk. 19, Plan 14532; Lots 1/2/3/4/5/6/11/12/13, Blk. 1, Plan 13842; Lots 14/14, Plan 14204; Lots 75/76, Plan 34642; Lot 73, Plan 31689; Lots 19/18, Plan 15328; all of D.L. 34, Grp. 1, NWD

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.

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 September 12 to Tuesday, 1995 October 17.

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

D.R. Comis  
CITY CLERK