

1995 DECEMBER 19

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 December 19 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.R. Corrigan
Councillor D.P. Drummond
Councillor D.N. Johnston
Councillor C. Redman
Councillor J. Young

ABSENT: Councillor D.G. Evans
Councillor D.A. Lawson
Councillor L.A. Rankin

STAFF: Mr. D. G. Stenson, Director Planning and Building
Ms. M. Pasqua, Deputy City Clerk

The Public Hearing was called to order at 7:37 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1995" - BYLAW NO. 10303

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to delete the limitation on the zoning districts which may be combined with the M1, M2, M3, M5 and M7 Districts under Comprehensive Development zoning.

No one appeared in connection with this Text Amendment.

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 delete the limitation on the zoning districts which may be combined with the M1, M2, M3, M5 and M7 Districts under Comprehensive Development zoning.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to the Text Amendment , Bylaw No. 10303 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 1995" - BYLAW NO. 10310

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit recreational uses in industrial zoning districts and Self-Improvement Schools in the C4 District.

No one appeared in connection with this Text Amendment.

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 permit recreational uses in industrial zoning districts and Self-Improvement Schools in the C4 District.

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10310 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 1995" - BYLAW NO. 10311

Rezoning Reference #39/95

5240 Oakmount Crescent - located east of Royal Oak Avenue inside the Oakmount loop road towards the eastern part of the Oaklands development site.

Lot 8, D.L.'s 84 and 89, Grp. 1, NWD, Plan LMP5547

From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Oakalla Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Oakalla Development Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit construction of a townhousing project.

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A letter dated 1995 December 19 was received from David T. Cameron, #66 - 5950 Oakdale Road, Burnaby, B.C., V5H 4R5 expressing preference to see development built no higher than street level.

Mr. John O'Donnell, Vice President of Polygon Development 63 Limited, 1800 Spyglass Place, Vancouver appeared before Council as the applicant for the rezoning proposal. Mr. O'Donnell, with the assistance of artistic renderings, outlined the development proposal for the "Santa Clar" project. The speaker stressed that the importance of retaining as many existing trees as possible determined the siting of the housing development. Mr. O'Donnell concluded by advising that the architect was also available at the Public Hearing to respond to questions.

Mr. Rob Stewart, #2 - 5221 Oakmount Crescent, Burnaby addressed Council with concerns regarding the retention of the existing grove of trees (seven in total) on the northwest corner of the development site. Mr. Stewart had been advised that all but one would be removed.

In response to an inquiry from Council, Mr. Don Stenson, Director Planning and Building confirmed that all trees on the site had been inspected by the arborist and that every measure has been taken to preserve as many existing trees on the site as possible.

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 5240 Oakmount Crescent from CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Oakalla Development Plan as guidelines) to Amended CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Oakalla Development Plan as guidelines).

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 #39/95, Bylaw No. 10311 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 1995" - BYLAW NO. 10312

Rezoning Reference #40/95

6620 Rumble Street - located at the southeasterly corner of Rumble Street and Hedley Avenue

Lot 1, D.L. 160, Grp. 1, NWD, Plan 13660

From: R10 Residential District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to permit greater above-grade flexibility for the potential redevelopment of the site for single family dwelling use.

Mr. Ralph Cochrane 6591 Neville Street, Burnaby appeared before Council to express his opposition to the rezoning proposal. Mr. Cochrane did not want to see a large home built in the neighbourhood he has resided in since 1950. The speaker also cautioned that, in years gone by, he recalled there was a creek which ran through the subject property.

Mr. John Van Manen, 6577 Neville Street, Burnaby addressed Council in opposition to the rezoning proposal. Mr. Van Manen expressed his desire to maintain the neighbourhood character and did not want to see a large home built on the subject site.

Mr. Paul Crockett, 6620 Rumble Street, Burnaby appeared before Council as the applicant for the rezoning. Mr. Crockett clarified that his intention was to build the addition of an additional bedroom on his home and the only way he could accomplish this was to apply to have his property rezoned to R5 Residential District in order to meet density requirements.

Mr. Ralph Cochrane, 6591 Neville Street, Burnaby again addressed Council inquiring why the rezoning applicant did not take his proposal to the Board of Variance rather than going through the rezoning process.

In response to this inquiry, Mr. Don Stenson, Director Planning and Building advised that the Board of Variance deliberates on matters pertaining to size, siting and shape and has no authority over matters relating to increased density which is what the rezoning applicant is proposing.

Mr. Paul Crockett, 6620 Rumble Street, Burnaby again addressed Council as the applicant for the rezoning and suggested that his immediate community is very active when it comes to traffic, noise and residential/commercial development. The speaker therefore felt that his proposal would not in any way destroy the neighbourhood character nor block the view of any other existing neighbours.

Mr. John Van Manen, 6577 Neville Street, Burnaby again appeared before Council advising that his major concern was that, if this rezoning application is approved, it will set a precedent for the neighbourhood.

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 6620 Rumble Street from R10 Residential District to R5 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 #40/95, Bylaw No. 10312 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 1995" - BYLAW NO. 10313

Rezoning Reference #41/95

6840/70/90 Adair Street - located at the southwest corner of Hycrest Drive and Adair Street

Lot B, West 239 ft. Exc: Plan 11285, D.L. 131, Plan 5798, Lot L, D.L. 131, Plan 22869, Lot 71, D.L. 131, Plan 25813

From: R2 Residential District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the site into conformance for its intended parks use.

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No one appeared in connection with this rezoning 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 6840/70/90 Adair Street from R2 Residential District to P3 Park and Public Use District.

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 #41/95, Bylaw No. 10313 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR YOUNG

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:00 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY CITY CLERK

CITY OF BURNABY
ZONING BYLAW AMENDMENTS
AND HERITAGE DESIGNATION BYLAW 1995

PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 1995 DECEMBER 19 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" and Heritage Designation Bylaw No. 2, 1995:

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 48, 1995" - BYLAW NO. 10303

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to delete the limitation on the zoning districts which may be combined with the M1, M2, M3, M5 and M7 Districts under Comprehensive Development zoning.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 1995" - BYLAW NO. 10310

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3. "BURNABY ZONING BYLAW 1965, AMENDMENT
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From: CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Oakalla Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on RM1 Multiple Family Residential District and the Oakalla Development Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit construction of a 40 unit townhouse development.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 1995" - BYLAW NO. 10312

Rezoning Reference #40/95

6620 Rumble Street - located at the southeasterly corner of Rumble Street and Hedley Avenue

Lot 1, D.L. 160, Grp. 1, NWD, Plan 13660

From: R10 Residential District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to permit greater above-grade flexibility for the potential redevelopment of the site for single family dwelling use.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 1995" - BYLAW NO. 10313

Rezoning Reference #41/95

6840/70/90 Adair Street - located at the southwest corner of Hycrest Drive and Adair Street

Lot B, West 239 ft. Exc: Plan 11285, D.L. 131, Plan 5798, Lot L, D.L. 131, Plan 22869, Lot 71, D.L. 131, Plan 25817

From: R2 Residential District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the site into conformance for its intended parks use.

6. "BURNABY HERITAGE DESIGNATION BYLAW NO. 2, 1995"
BYLAW NO. 10314

6445 Arbroath Street

Lot 19 W 1/2, Grp. 1, Blk. 7, D.L. 96, Plan 1740

The purpose of the proposed Heritage Designation Bylaw is to designate "The Gables" a protected heritage property.

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 and Heritage Designation Bylaw 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 December 05 to Tuesday, 1995 December 19.

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

D.R. Comis
CITY CLERK