

1995 MARCH 21

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 March 21 at 7:30 p.m.

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

ABSENT: Councillor D.R. Corrigan
Councillor D.G. Evans
Councillor L.A. Rankin

STAFF: Mr. D. G. Stenson, Director Planning and Building
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. 4, 1995" - BYLAW NO. 10184

Rezoning Reference #46/94

4075 and 4091 Dominion Street - located on the northwest corner of Dominion Street and Gilmore Avenue, just south of the Trans-Canada Highway, east of Broadview Park and west of the Gilmore Diversion

Lots 7 and 8, Blk. 33, D.L. 69, Grp. 1, NWD, Plan 1321

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and Community Plan Eight guidelines, and in accordance with the Development Plan entitled "7 Unit Townhouses, Dominion Street @ Gilmore Avenue" prepared by Auscan Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit development of a compact 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 4075 and 4091 Dominion Street from R5 Residential District to CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and Community Plan Eight guidelines, and in accordance with the Development Plan entitled "7 Unit Townhouses, Dominion Street @ Gilmore Avenue" prepared by Auscan Architecture Ltd.)

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 #46/94, Bylaw No. 10184 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 1995" - BYLAW NO. 10185

Rezoning Reference #51/94

6850 Hastings Street - located on the south side of Hastings Street between Duncan Avenue and Clare Avenue. This is one block east of Sperling Avenue across Duncan Avenue from Westridge School.

Lot 1 Exc.: the South 20 ft., Secondly: Part on Plan 24081, Lot 2 Exc.: Part on Plan 24081, North Half Lot 3 and Lot 4, NWD, South Half Lot 4, North Half Lot 5, all of Plan 2575, D.L. 206, Grp. 1, NWD

From: R5 Residential District and C2 Community Commercial District

To: CD Comprehensive Development District (based on the RM3 Multiple Family Residential District guidelines and in accordance with the Development Plan entitled CBSS prepared by Davidson Yuen Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 40 unit family social housing project composed of a low-rise apartment building, five townhouses and office/program space.

A letter dated 1995 March 16 was received from Joe Tinucci, Ital Decor Ltd., 6886 Hastings Street, Burnaby, B.C., expressing opposition to the rezoning proposal.

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A letter dated 1995 March 13 was received from Robert and Joyce Simpson, 563 Clare Avenue, Burnaby, B.C., expressing opposition to the rezoning proposal.

A petition containing signatures of 23 residents from Clare Avenue and Duncan Avenue was received expressing opposition to the rezoning proposal. The content of this petition reads as follows:

"We, the undersigned, residents of Clare and Duncan Avenues, wish to state our objections to the proposed rezoning in this area Rezoning Reference #51/94.

The address, 6850 Hastings Street, is ambiguous as most of if not all of the added traffic will occur on Clare Avenue, there being no entrance on Hastings.

Clare Avenue is a small quiet cul-de-sac and cannot accommodate another 100 or so bodies, plus the additional traffic and other inherent problems common to this type of project.

Westridge School has reached saturation point and cannot take another 30 - 40 students without bringing in portables.

Main objections

Much too large a project for this small area.

Downgrading of current residential property.

Very definite downgrading of life quality for current residents (we presently enjoy a quiet well ordered and pleasant existence, this will disappear if project goes ahead).

Increased noise level and parking.

We are not against rezoning, but not for this project, single family homes or town homes would be preferable.

If the concerns of local taxpayers carry any weight, we ask that you give serious thought and concert to our objections, we feel threatened for our quality of life and safety if this project goes ahead. We beg you to disallow this rezoning at this time."

Jordan Thurston, representing the applicant, Mainstream Society, Lower Mainland Community Based Services Society, 240 - 4664 Lougheed Highway, Burnaby addressed Council in support of the rezoning proposal. Mr. Thurston suggested that the site would be put to its best use and that it was a good location in terms of schools, shopping and transportation. There would be many potential residents as a result of displacement from the older apartment buildings in the Metrotown area.

In concluding, the speaker offered participation in a partnership with local residents for the purpose of discussing and implementing differing approaches in order to minimize any negative impact that may be created as a result of the new development.

Jim Ervin, 1451 Sherlock Avenue, Burnaby addressed Council in opposition to the rezoning application. Mr. Ervin opposed the creation of higher density and increased traffic in the area. Mr. Ervin supports retention of the existing use of the property at 6850 Hastings Street.

Bob Simpson, 563 Clare Avenue, Burnaby addressed Council advising that his main objection to the rezoning proposal is the introduction of 100 to 120 residents moving into a very confined area. The dimensions of the one bedroom units total less than 600 square feet which is not acceptable and the height of the four storey section would have a negative impact on the views currently enjoyed. The speaker would, however, support 8 or 10 single family homes on the site which would be more conducive to the surrounding neighbourhood.

In concluding, the speaker reminded Council of the increased enrolment at Westridge Elementary School and questioned if it could be handled.

Barbara Good, 101 - 3755 Banff Avenue, Burnaby addressed Council as the President of the Lower Mainland Community Based Services Society and advised of her support for the social housing project. The site is close to schools and transportation which will be very convenient for the residents.

Susan Reimer, 8750 Crest Drive, Burnaby addressed Council as a proponent of Mainstream Society and advised that she had been in consultation with School Board officials regarding any impact of additional students at Westridge Elementary School. School Administration at Westridge and School Board officials both indicated they could handle the additional enrolment and would accomplish this by distributing children from "K" to Grade 7.

Doris Jacobs, 882 Invergarry Avenue, Burnaby addressed Council in full support of the rezoning application. The speaker suggested that the current use of the site is unsightly.

Alice Sunberg, 1873 Charles Street, Vancouver addressed Council as the Development Manager of the resource group for the housing society. The speaker advised that meetings had been held with local residents and she acknowledged the genuine concerns brought forward with respect to the development proposal and its impact on the neighbourhood. Parking issues will be firmly addressed and residents of the new housing development will be required to utilize the underground parking facility. With respect to concerns regarding density, the speaker advised that adequate landscaping will be provided to buffer the impact on the surrounding neighbourhood.

Dino Infanti, 535 Duncan Avenue, Burnaby addressed Council in opposition to the rezoning application. Mr. Infanti referred to the petition submitted by Mr. Bob Simpson and suggested that it clearly laid out the concerns of the residents. The speaker opined that 100 or more additional residents in a small area will create an overcrowded situation.

Glen Fauceman, 581 Clare Avenue, Burnaby addressed Council and advised he would prefer to see the subject site put to a better use. However, the speaker supports the rezoning application but would prefer it on a smaller scale.

Richard Mendieta, 645 Duncan Avenue, Burnaby addressed Council advising that the proposal was not homogeneous to the existing neighbourhood. The Subject site is surrounded by good quality single family and townhouse homes and the proposed social housing project was therefore not seen as the best use of the land. The speaker concluded by recommending owner-occupied townhomes at 6850 Hastings Street.

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 6850 Hastings Street from R5 Residential District to CD Comprehensive Development District (based on RM3 Multiple Family Residential District guidelines and in accordance with the Development Plan entitled CBSS by Davidson Yuen 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 #51/94, Bylaw No. 10185 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 1995" - BYLAW NO. 10186

Rezoning Reference #1/95

6620 Rumble Street, 6341/57/64/75/78/91/92/6407/08/23/26/35/42/49/58/63/76/77/91/92
/6507/08/21/22/35/36/49/50/63/64/77/78/91/92 Neville Street, 6349/50/69/70/89/90/6407
/08/21/22/35/36/49/50/63/64/77/78/91/92/6507/08/21/22/35/36/49/50/63/64/77/78/91/92
Clinton Street , 6349/50/69/70/89/90/6409/10/29/30/49/50/69/70/89/90/6505/06/15/16/27
/28/37/38/49/50/59/60/71/72/81/82/93/94 Portland Street, 7626/42/58/76/92/7712/38/62
Hedley Avenue

Lot 1, Plan 13660; Lot C, Blk. 2, Plan 13174; Lots 2, 3, 4, 5, 6, 7, 8, 9, Blk. 2, Plan 11224;
Lots D and C, Blk. 3, Plan 13174; Lots A and B, Plan 11280; Lots 5, 6, 7, Blk. 3, Plan
11224; Lot 1, Blk. B, Plan 11041; Lots 18, 17, 16, 15, 14, 13, 12, 11, 10, Plan 11040; Lots 1,
2, 3, 4, 5, 6, 7, 8, 9, 18, 17, 16, 15, 14, 13, 12, 11, 10, Plan 11041; Lots 8, 7, 6, 14, 5, 15, 4,
16, 3, 17, 2, 18, 1, 19, Plan 15439; Lots A and B, Plan 15963; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 18,
17, 20, 16, 21, 15, 22, 14, 23, 13, 24, 12, 25, 11, 26, 10, 27, Plan 11554; Lots 3, 4, 5, 6, 7, 8,
9, 10, Plan 14026; Lots 3, 4, 5, 6, 7, 8, 9, Plan 15167; Lots 6, 7, 8, 9, Plan 13660; all of D.L.
160, Grp. 1, NWD

From: R2, R3 and R5 Residential Districts

To: R10 Residential District

The purpose of the proposed zoning bylaw amendment is to limit the permitted bulk of single-family dwellings.

Steve Hendriks, 6369 Clinton Street, Burnaby addressed Council as a 25 year resident in opposition to the rezoning proposal. The speaker requested Council delay decision on the application in order to allow additional time for the residents to meet and discuss all the aspects of the area rezoning. Mr. Hendriks suggested that Council recirculate the questionnaire in 3 to 6 months time. In concluding, the speaker considered the long term impact on property values and further how this proposal will impact on his planned minor home renovation.

Robert Harris, 5243 Carson Street, Burnaby addressed Council as the owner of the duplex located at 7788 Hedley Avenue. Mr. Harris advised that his property had been excluded from the area rezoning but he does support the R10 zoning designation for the defined area. Mr. Harris did not wish to be included in the R10 zoning as it would restrict future duplex development on his property.

Paul Crocket, 6620 Rumble Street, Burnaby addressed Council and advised that he had purchased his property in 1991 with the knowledge he would be able to expand his home in future, i.e. the addition of a second floor. Under the proposed R10 zoning, Mr. Crocket advised he would be restricted in his renovation plans and therefore wishes to remain in the R5 zoning category.

John Van Merrin, 6577 Neville Street, Burnaby addressed Council as a 30 year resident of the subject area. The speaker indicated his support for the R10 zoning as it will maintain the neighbourhood as a lovely single family community.

Janet Reynolds, 6426 Neville Street, Burnaby addressed Council in support of the zoning application. The homes in the area are very much alike in size and age and the residents do not support larger homes or increased density being forced upon them.

George Sellers, 6442 Neville Street, Burnaby addressed Council supporting the rezoning application to maintain the existing single family residential neighbourhood. The speaker pose several questions with respect to the fencing/retaining wall requirements of the R10 zoning category and suggested he supported regulations regarding the quality of fencing but did not support fencing restrictions.

Lang Yi Wong, 6521 Neville Street, Burnaby addressed Council in opposition to the rezoning proposal. The speaker advised that the current homes are 35 to 40 years old and new homes will need to be built to replace the older ones in the future. The speaker acknowledged that everyone has their own opinion with respect to larger homes.

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Mr. Wong cautioned that, even though the homes in the defined area will be maintained, all those properties outside the defined area will still be permitted to construct larger homes.

Brenda Farris, 6435 Clinton Street, Burnaby addressed Council in support of the rezoning proposal. Mrs. Farris is a 34 year resident and has raised her four children in the subject neighbourhood and would like to see the character of the community retained.

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 6620 Rumble Street, 6341/57/64/75/78/91/92/6407/08/23/26/35/42/49/58/63/76/77/91/92/6507/08/21/22/35/36/49/50/63/64/77/78/91/92 Neville Street, 6349/50/69/70/89/90/6407/08/21/22/35/36/49/50/63/64/77/78/91/92/6507/08/21/22/35/36/49/50/63/64/77/78/91/92 Clinton Street , 6349/50/69/70/89/90/6409/10/29/30/49/50/69/70/89/90/6505/06/15/16/27/28/37/38/49/50/59/60/71/72/81/82/93/94 Portland Street, 7626/42/58/76/92/7712/38/62 Hedley Avenue from R2, R3 and R5 Residential District to R10 Residential District.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #1/95, Bylaw No. 10186 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR YOUNG
SECONDED BY COUNCILLOR DRUMMOND

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:52 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, 1995 MARCH 21 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. 4, 1995" - BYLAW NO. 10184

Rezoning Reference #46/94

4075 and 4091 Dominion Street - located on the northwest corner of Dominion Street and Gilmore Avenue, just south of the Trans-Canada Highway, east of Broadview Park and west of the Gilmore Diversion

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Lot 1 Exc.: the South 20 ft., Secondly: Part on Plan 24081, Lot 2 Exc.: Part on Plan 24081, North Half Lot 3 and Lot 4, NWD, South Half Lot 4, North Half Lot 5, all of Plan 2575, D.L. 206, Grp. 1, NWD

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3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 1995" - BYLAW NO. 10186

Rezoning Reference #1/95

6620 Rumble Street, 6341/57/64/75/78/91/92/6407/08/23/26/35/42/49/58/63/76/77/91/92/6507/08/21/22/35/36/49/50/63/64/77/78/91/92 Neville Street, 6349/50/69/70/89/90/6407/08/21/22/35/36/49/50/63/64/77/78/91/92/6507/08/21/22/35/36/49/50/63/64/77/78/91/92 Clinton Street, 6349/50/69/70/89/90/6409/10/29/30/49/50/69/70/89/90/6505/06/15/16/27/28/37/38/49/50/59/60/71/72/81/82/93/94 Portland Street, 7626/42/58/76/92/7712/38/62 Hedley Avenue

Lot 1, Plan 13660; Lot C, Blk. 2, Plan 13174; Lots 2, 3, 4, 5, 6, 7, 8, 9, Blk. 2, Plan 11224; Lots D and C, Blk. 3, Plan 13174; Lots A and B, Plan 11280; Lots 5, 6, 7, Blk. 3, Plan 11224; Lot 1, Blk. B, Plan 11041; Lots 18, 17, 16, 15, 14, 13, 12, 11, 10, Plan 11040; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 18, 17, 16, 15, 14, 13, 12, 11, 10, Plan 11041; Lots 8, 7, 6, 14, 5, 15, 4, 16, 3, 17, 2, 18, 1, 19, Plan 15439; Lots A and B, Plan 15963; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 18, 17, 20, 16, 21, 15, 22, 14, 23, 13, 24, 12, 25, 11, 26, 10, 27, Plan 11554; Lots 3, 4, 5, 6, 7, 8, 9, 10, Plan 14026; Lots 3, 4, 5, 6, 7, 8, 9, Plan 15167; Lots 6, 7, 8, 9, Plan 13660; all of D.L. 160, Grp. 1, NWD

From: R2, R3 and R5 Residential Districts

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 March 07 to Tuesday, 1995 March 21.

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

D.R. Comis
ACTING CITY CLERK