

1995 JANUARY 24

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 January 24 at 7:30 p.m.

PRESENT: Councillor D.N. Johnston (In the Chair)
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor D.A. Lawson
Councillor C. Redman

ABSENT: Mayor W.J. Copeland
Councillor D.R. Corrigan
Councillor L.A. Rankin
Councillor J. Young

STAFF: Mr. D.G. Stenson, Director Planning and Building
M. Pasqua, Administrative Officer Operations

The Public Hearing was called to order at 7:59 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 56, 1994" - BYLAW NO. 10158

Rezoning Reference #68/94

410/16/22/28/34/40/46/52/58/64/70 Northcliffe Crescent; 7002/03/04
/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/70
/75/76/83/84/89/90/91/93/95 Malibu Drive; 7001/02/06/09/10/17/18/
25/26/33/34/41/42/49/50/57/58/65/73/81/89/97 Belcarra Drive;
7003/04/08/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/
63/64/69/72/75/81/87/93 Sierra Drive; 7005/15/25/35/45/55/65/75/85
Ridge Drive; 7201/07/13/19/35/39/43/63 Inlet Drive - generally
bounded by Ridge Drive, Cliff Avenue, the C.P. Railway, a portion
of Barnet Beach Park, Bayview Drive and Inlet Drive

Lots 171/72/73/74/75/76/77/78/79/80/81, Plan 11850; Lots 152/53/51
/54/50/55/49/56/48/57/47/58/46/59/45/60/44/61/43/62/42/63/64/65/66
/67/68/69/70, Plan 11693; Lots D/C/B/A, Plan 23149; Lots 137/21/17
/22/16/23/15/24/14/25/13/26/12/27/11/28/10/29/09/30/08/31/32/33/34
/35/36/20/19/18, Plan 11656; Lots 91/90/89/92/88/93/87/94/86/95/85
/96/84/97/83/98/82/99/100/101/102/103/107/104/105/106, Plan 11626;
Lots 69/70/71/72/73/74/75/76/77/78/79/80/81, Plan 11573; all of
D.L. 216, Grp. 1, NWD

From: R2 Residential District

To: R11 Residential District

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

Nancy Leighly, 7081 Sierra Drive, Burnaby addressed Council questioning why the property addressed on Cliff Avenue had not been included when the introduction was read by the Clerk at the commencement of the Public Hearing.

In response, the Director Planning and Building advised that the property referred to by Mrs. Leighly is legally addressed on Sierra Drive.

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 410/16/22/28/34/40/46/52/58/64/70 Northcliffe Crescent; 7002/03/04/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/70/75/76/83/84/89/90/91/93/95 Malibu Drive; 7001/02/06/09/10/17/18/25/26/33/34/41/42/49/50/57/58/65/73/81/89/97 Belcarra Drive; 7003/04/08/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/72/75/81/87/93 Sierra Drive; 7005/15/25/35/45/55/65/75/85 Ridge Drive; 7201/07/13/19/35/39/43/63 Inlet Drive from R2 Residential District to R11 Residential District.

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

MOVED BY COUNCILLOR EVANS
SECONDED BY COUNCILLOR LAWSON

"THAT this Public Hearing relating to Rezoning Reference #68/94, Bylaw No. 10158 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 57, 1994" - BYLAW NO. 10159

Rezoning Reference #33/94

5281 Oakmount Crescent - located within the Oakalla Development Plan near the southwest corner of the Oakalla site.

Ptn. Lot 2, D.L. 94, Grp. 1, NWD, Plan LMP5547

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on the Oakalla Development Plan and in accordance with the Development Plan entitled "The Oaklands - 36 Unit Seniors' Apartment Cooperative, Burnaby, B.C." prepared by Gomberoff - Policzer Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a proposed 36 unit seniors apartment equity cooperative.

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 5281 Oakmount Crescent from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on the Oakalla Development Plan and in accordance with the Development Plan entitled "The Oaklands - 36 Unit Seniors' Apartment Cooperative, Burnaby, B.C." prepared by Gomberoff - Policzer Architects)

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #33/94, Bylaw No. 10159 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 58, 1994" - BYLAW NO. 10160

Rezoning Reference #38/94

4990 Canada Way - located at the northwest corner of Canada Way and Kensington Avenue

Lot 27, D.L. 79, Grp. 1, NWD, Plan 31328

From: A2 Small Holdings District

To: CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines, and in accordance with the Development Plan entitled "Burnaby Winter Club" prepared by Cornerstone Architects)

The purpose of the proposed zoning bylaw amendment is to permit the redevelopment and expansion of the Burnaby Winter Club.

A letter dated 1995 January 12 was received from David Osmond, Manager of Burnaby Office, Gartner Lee, Environmental Consultants, 6400 Roberts Street (Sperling Plaza), Burnaby, B.C., requesting Council address parking concerns in its review of the rezoning.

Simon Richards, 408 - 611 Alexander Street, Vancouver addressed Council representing Cornerstone Architects, applicant for the rezoning proposal. Mr. Richards suggested that the development was very straight forward and offered to respond to any questions from Council or the public.

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 4990 Canada Way from A2 Small Holdings District to CD Comprehensive Development District (based on P2 Administration and Assembly District guidelines, and in accordance with the Development Plan entitled "Burnaby Winter Club" prepared by Cornerstone Architects).

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 #38/94, Bylaw No. 10160 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 59, 1994" - BYLAW NO. 10161

Rezoning Reference #42/94

Ptn. 9198 Glenlyon Parkway - located on the northeast side of Glenlyon Parkway

Ptn. Lot 1, D.L. 164, Grp. 1, NWD, Plan LMP2257

From: CD Comprehensive Development District

To: "Amended" CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District use and density and Glenlyon Concept Plan guidelines, and in accordance with the Development Plan entitled "Ballard Power Systems" prepared by Christopher Bozyk Architects)

The purpose of the proposed zoning bylaw amendment is to provide for the establishment of a head office, research and development and manufacturing building.

Christopher Bozyk, 414 - 611 Alexander Street, Vancouver, addressed Council representing Christopher Bozyk Architects, applicant for the rezoning. Mr. Bozyk advised of a change currently being proposed to increase the building area from 99,000 square feet to 109,000 square feet (approx. 9 percent). The overall development concept has been adjusted accordingly to accommodate the proposed increase in the building area. In concluding his presentation, the speaker displayed artistic renderings of the head office, research and development and manufacturing building.

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 a portion of the property at 9198 Glenlyon Parkway from CD Comprehensive Development District to "Amended" CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District use and density and Glenlyon Concept Plan guidelines, and in accordance with the Development Plan entitled "Ballard Power Systems" prepared by Christopher Bozyk Architects).

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #42/94, Bylaw No. 10161 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 60, 1994" - BYLAW NO. 10162

Rezoning Reference #54/94

8868 - 16th Avenue - located on Site 7E in the Cariboo Heights Community Plan Area. The site lies along the south side of 16th Avenue, west of Cariboo Road

Lot 5, D.L. 13, Grp. 1, NWD, Plan 81254

From: "Amended" CD Comprehensive Development District (based on the Cariboo Community Plan guidelines)

To: "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Cariboo Community Plan as guidelines, and in accordance with the Development Plan entitled "Cariboo Lands Site 7E" prepared by W.A. Fougere Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 61 unit townhouse project.

Rick Ilich, 210 - 8971 Beckwith Road, Richmond addressed Council representing Townline Homes, developers for the rezoning. Mr. Ilich advised that they have opted to remove the swimming pool in favour of a more passive family recreation area. It is the developers opinion that there is a very limited season for swimming pool use and the family area would be more desirable to the residents. Mr. Ilich further advised that two additional visitor parking stalls have been included in the plan and there will be a 50 foot landscaped buffer separating the development site from 16th Avenue.

Doug Juniper, 8866 Erin Avenue, Burnaby addressed Council with concerns regarding buffering areas and the public walkway. Mr. Juniper confirmed that he had been assured that the walkway will not be covered and will be protected and respected in its entirety. The speaker questioned the location and type of buffering and where fencing will be located.

Gary Tam, 8915 Erin Avenue, Burnaby addressed Council and presented a letter from his father, Mr. Shiu-Man Tam, owner of 8915 Erin Avenue. The letter addresses the proposed fencing to be erected along the back lane of the proposed townhouse development. The writer suggested that for safety's sake, a buffer of at least six feet should be provided beyond the back lane curb and the proposed fence so as to avoid any accidents when backing up their vehicle from the sloped driveway. Further, the writer recommends that no exit opening should be allowed and sufficient lighting should also be provided by the fencing.

Paul Ng, 7498 Cariboo Road, Burnaby addressed Council with concerns regarding traffic on 16th Avenue and accessing Cariboo Road. Mr. Ng indicated that he had made requests for traffic signalization to the Engineering Department but they did not take any action as there weren't sufficient accident records to justify signalization. Mr. Ng suggested that more homes on 16th Avenue will increase traffic on 16th Avenue. In concluding, Mr. Ng advised he was not opposed to the proposal for a 61 unit townhouse project.

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 8868 - 16th Avenue from "Amended" CD Comprehensive Development District (based on the Cariboo Community Plan guidelines) to "Amended" CD Comprehensive Development District (based on RM1 Multiple Family Residential District and Cariboo Community Plan as guidelines, and in accordance with the Development Plan entitled "Cariboo Lands Site 7E" prepared by W.A. Fougere Architecture).

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

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #54/94, Bylaw No. 10162 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR LAWSON

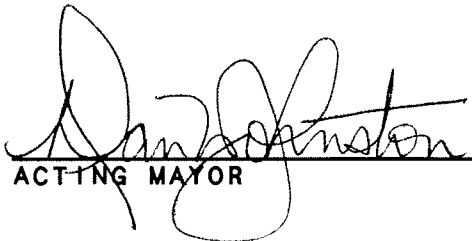
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

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

Confirmed:

Certified Correct:


ACTING 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 JANUARY 24 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. 56, 1994" - BYLAW NO. 10158

Rezoning Reference #68/94

410/16/22/28/34/40/46/52/58/64/70 Northcliffe Crescent; 7002/03/04/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/70/75/76/83/84/89/90/91/93/95 Malibu Drive; 7001/02/06/09/10/17/18/25/26/33/34/41/42/49/50/57/58/65/73/81/89/97 Belcarra Drive; 7003/04/08/09/10/15/16/21/22/27/28/33/34/39/40/45/46/51/52/57/58/63/64/69/72/75/81/87/93 Sierra Drive; 7005/15/25/35/45/55/65/75/85 Ridge Drive; 7201/07/13/19/35/39/43/63 Inlet Drive - generally bounded by Ridge Drive, Cliff Avenue, the C.P. Railway, a portion of Barnet Beach Park, Bayview Drive and Inlet Drive

Lots 171/72/73/74/75/76/77/78/79/80/81, Plan 11850; Lots 152/53/51/54/50/55/49/56/48/57/47/58/46/59/45/60/44/61/43/62/42/63/64/65/66/67/68/69/70, Plan 11693; Lots D/C/B/A, Plan 23149; Lots 137/21/17/22/16/23/15/24/14/25/13/26/12/27/11/28/10/29/09/30/08/31/32/33/34/35/36/20/19/18, Plan 11656; Lots 91/90/89/92/88/93/87/94/86/95/85/96/84/97/83/98/82/99/100/101/102/103/107/104/105/106, Plan 11626; Lots 69/70/71/72/73/74/75/76/77/78/79/80/81, Plan 11573; all of D.L. 216, Grp. 1, NWD

From: R2 Residential District

To: R11 Residential District

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BYLAW NO. 58, 1994" - BYLAW NO. 10160

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4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 59, 1994" - BYLAW NO. 10161

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BYLAW NO. 60, 1994" - BYLAW NO. 10162

Rezoning Reference #54/94

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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 January 10 to Tuesday, 1995 January 24.

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

C.A. Turpin
CITY CLERK