

1995 AUGUST 29

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1995 August 29 at 7:30 p.m.

PRESENT: Mayor W.J. Copeland (In the Chair)
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor D.A. Lawson
Councillor L.A. Rankin (Arrived 7:45 p.m.)
Councillor C. Redman
Councillor J. Young

ABSENT: Councillor D.R. Corrigan
Councillor D.N. Johnston

STAFF: Mr. D. G. Stenson, Director Planning and Building
Mrs. Ann Lorentsen, Administrative Officer 1
Mrs. Sophie Lum, Planner
Mr. Basil Luk Sun, Senior Planner

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 1995" - BYLAW NO. 10243

Rezoning Reference #19/95

4910/30/50/70/90/5010/30/32/50/70/90/5116/30/50/70/72/92/94/5212/32/50/72/74/92
/5312/ 22/32/34/50/70/5406/20/24/30/34/44/50/62/66/72/76/80/86/90 Manor Street;
4917/19/29/30/50/53/68/71/73/78/88/89/98/5005/09/18/26/29/30/49/ 50/65/67/72/78/80
/89/90/5100/07/31/40/49/52/59/69/72/88/91/98/5211/18/25/30/32/33/51/52/53/58/69/70
/77/80/86/87/5305/07/08/18/31/32/38/51/52/56/65/72/75/83/87/92/5401/03/08/16/17/20
/27/37/38/46/49/52/55/57/60/62/68/71/72/73/76/80/83/88/93/96/5504/05/12/15/20/28/38
Dominion Street; 4909/10/27/29/30/49/50/70/71/89/90/5009/10/29/30/31/49/50/51/69/
70/79/89/92/5109/12/29/30/38/49/51/69/89/91/5208/09/18/29/65/88/89/5307/11/12/19/
27/38/39/58/59/69/78/91/94/5407/09/14/15/25/30/35/38/46/47/53/56/57/63/66/69/75/81/
82/87/91/97/98/5503/12/21/27/33/39/45/52 Norfolk Street; 4649/53/59/65/69/73/79/85/
89 Canada Way; 5209 Schou Street; 5559 Laurel Street; 3017/43/71/93/3131/3223/43
/65/93/3313/43/53 Douglas Road; 3122 Westminster Avenue; 3080/3138/3232/62/75
Royal Oak Avenue - roughly bounded by Manor Street to the north; Canada Way to the
south; Westminster Avenue to the west; and Douglas Road to the east

Lots 1/2/3/4/5/6/8/9/10/11/12/13/29/28/26/24/23/19/17/16/21 (Exc: Pcl. "A" (EP 17386); Pcl. A (EP 17386), Blk. 21, Plan 2603; Strata Lots 1 & 2, Blk. 21, Strata Plan LMS549; Strata Lots 1 & 2, Blk. 20, Strata Plan LMS42; Strata Lots 1 & 2, Strata Plans NW1805/NW487/NW238/NW844/NW3184/NW671/NW1202/NW1253/NW731/NW956/LMS 1034/LMS1713/NW1486, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1; Lots 1 & 2, Plan 76772; Lots 1/2/3/5 /8/9/17/24/39/36/35/31/30/29/28/26/20/21, Blk. 20, Plan 2603; Lots 1 & 2, Plan 71297; Lot 74, Plan 28933; Lots A/B, Plan 74656; Lot 2, Plan 72635; Lots 2/1, Plan 71358; The East 53' Lot "A", Plan 8329; Lots 250/251, Plan 70834; Lots 1/2, Plan 71553; Lots 248/249, Plan 65537; Lots 1/2/3/7/8/10/12/13/14/17/30/28/27/26/25/21/20/19, Blk. 22, Plan 2603; Lots 2/1, Plan 81399; Lots A/B, Blk. 22, Plan LMP6767; Lots A/B, Plan 76946; Lots 2/1, Blk. 22, Plan 83313; Lots 1/2, Plan LMP1099; Lots 1/2, Plan 73775; Lots 1/2, Plan 72723; Lots 1/2, Plan LMP23718; Lot B, Plan LMP8164; Lots 246/247, Plan 63751; Lots A/B, Plan LMP18703; Lot 4, Plan 2603; Lots 1/2, Plan LMP1402; Lots 1/2, Plan 69682; Lots 1/2, Plan LMP751; Lots 256/257, Plan 65792; Lots 1/2, Plan 80362; Lots 254/255, Plan 65700; Lots 9/10/11/12/13/14/15/46/45/43/42/38/37/35/34/33 /32/29/20, Blk. 23, Plan 2603; Lots 90/89, Plan 31262; Lot 127, Plan 35459; Lots 1/2, Blk. 20, LMP19025; Lots A/B, Plan 77706; Lots 1/2, Plan 71999; Lots "A"/"B", Plan 77055; Lots "A"/"B", Plan 75802; Lots A/B, Plan LMP18615; Lots 1/2, Blk. 20, Plan LMP10479; Lots 1/2, Plan LMP16552; Lots 1/2/3/4/5, Plan 65125; Lots A/B, Plan 69313; Lots 46/47/48/49/50/51/52/53/54/55/56, Plan 1547; Lots 1/2, Plan 83540; Lots 1/2, Plan 72946; Lots 1/2, Plan LMP20571; Lot 165, Plan 48917; Lots 1/2, Plan LMP8244; Ptn. of W 1/2 Lot 3/Ptn. of the E 1/2 Lot 3/Pcl. "A" (EP13721) Lot 4/Ptn. Lot 4/W. 82.5 Ft. Lot 9, Blk. 2, Plan 1380; Lots 1/2, Plan 85816; Lots 1/2, Plan 83577; Lot 60, Plan 27056; Lots 194/210, Plan 56220; Lots A/B, Plan 72711; Ptn. Lot "A"/Ptn. Lot "C", Plan 6792; Lot 1, Plan 82758; Lots A/B, Plan 72998; Lots 1/2, Plan LMP15077; Lot 135, Plan 38735; Lot "A"/"B", Plan NWP88008; Lot 1, Plan 68398; Lots 1/2, Plan NWP87773; Lot 1, Plan 84154; Lots 1/2, Plan 81196; Lots 1/2/3/4, Plan 78537; Lot 3, Plan 18291; Lots 40/39/38/37/36/35/34/33/32, Plan 1547; Lot 93, Plan 31262; Lot "B", Plan 20942; Lots 1/3, Plan 68416; Lot 6, Plan 65125; Lot "A", Plan 20942; Lot A, Plan LMP8164; Lots 91/92, Plan 31262; Lot 31, Plan 1547, all of D.L. 74, Grp. 1, NWD; Lots 1 Exc: E. 7 ft./2 Exc: E. 7 ft., Plan 18291; Lots 3/4, Plan LMP1013; Lots 2/3, Exc: Part Subdiv. by Plan 78810, Plan 15685, all of DL 74 and 75, Grp. 1, NWD

From: R3, R5 and R9 Residential Districts

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the development of single-family and two-family dwellings on small lots in the designated Norfolk area.

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An undated letter was received from D. Tolusso, 5549 Woodsworth Street, Burnaby, B.C. expressing opposition to the proposed rezoning application.

A petition consisting of 54 identical form letters was received. The text of the petition is as follows:

"As a concerned resident who will be affected by the proposed Rezoning Bylaw for the Norfolk Neighbourhood I express to you my opposition to these changes. Although I can empathize with the property owners who support the changes I must point out that if approved these changes will be forthcoming for the purpose of a minority not a majority. The 70 respondents out of the 287 surveyed is only 24.4% of the group. This is supported by the fact the 187 or 65.2% non respondents could have impacted their property value very favorably by demonstrating their approval but did not. In addition during the period when subdividing was allowed only approximately 25% of the properties took the opportunity to do so. This bears remarkable similarity to the true percentage of support now.

I realize that the City is looking to increase the population base and revenues but I can not support this proposal or the elected group that would carry it forward. It appears to be an initiative that will serve a minority not a majority. Increasing population density will increase crime, traffic, parking and various other problems.

For the record I am opposed to the following:

Minimum lot widths of 30 feet
Two family dwellings on lot widths of 30 feet
Less than two parking spaces per lot

As these changes are significant and will have long term impact on surrounding areas I believe they should not be made based on the support of a small localized group with vested interests. They should have majority approval of all residents in adjoining areas who will be affected."

Mr. Bruno Thielmann, 5477 Walter Place, Burnaby, B.C. appeared before the members of Council to advise that he was opposed to the proposed rezoning application. The speaker expressed concern that the density proposed for this zoning district could not be supported by the existing infrastructure, schools, parks etc. and would create parking problems. Mr. Thielmann also expressed a fear that the proposed R12 District would create an even greater opportunity for the creation of illegal suites.

** Councillor Rankin entered the Public Hearing at 7:45 p.m. and took his place at the Council table. **

Mr. Thielmann suggested that before Council give any further consideration to the proposal the following points be reviewed: duplexes be located on lots not less than 45 feet in width; restrictions be put in place to prevent the installation of illegal suites; development costs charges be applied to upgrade services and; guidelines be in place to improve the appearance of the neighbourhood.

Patricia B. Davison, 5050 Manor Street, Burnaby, B.C. appeared before the members of Council and advised that she had been a member of the neighbourhood working group that initiated this rezoning application and was very much in favour of it. Ms. Davison provided some history as to why this proposal was initiated by area residents and a brief overview of what the working group considered as part of its review.

Mr. Stan Dutton, 5129 Norfolk Street, Burnaby, B.C. appeared before the members of Council and advised that he too served on the community working group that helped initiate this rezoning proposal. Mr. Dutton advised he supports this application as, in his opinion, it provides a more equitable situation for those residents owning large lots and a more economical use of the land. Mr. Dutton supported Ms. Davison's point that a lot of research, work and thought went into creating a workable proposal.

Ms. Sheila Stickney, 5398 Walter Place, Burnaby, B.C. appeared before the members of Council and advised that she was opposed to some of the components of this rezoning proposal. The speaker advised she did not support the location of duplexes on 30 foot lots.

Ms. Allison Boyd, 5070 Manor Street, Burnaby, B.C. appeared before the members of Council expressing her support of the rezoning proposal. Ms. Boyd felt the process followed in creating this zoning proposal was fair and thorough. It was the speaker's opinion that many of the problems suggested by the first speaker already existed in the neighbourhood and rather than increasing the problems would address them.

In conclusion, the speaker felt that this proposal would provide good quality, small homes.

Councillor Drummond requested that staff provide Council with information on building envelopes, photographs and drawings of the proposed dwellings in this district.

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 4910/30/50/70/90/5010/30/32/50/70/90/5116/30/50/70/72/92/94/5212/32/50/72/74/92/5312/22/32/34/50/70/5406/20/24/30/34/44/50/62/66/72/76/80/86/90 Manor Street; 4917/19/29/30/50/53/68/71/73/78/88/89/98/5005/09/18/26/29/30/49/50/65/67/72/78/80/89/90/5100/07/31/40/49/52/59/69/72/88/91/98/5211/18/25/30/32/33/51/52/53/58/69/70/77/80/86/87/5305/07/08/18/31/32/38/51/52/56/65/72/75/83/87/92/5401/03/08/16/17/20/27/37/38/46/49/52/55/57/60/62/68/71/72/73/76/80/83/88/93/96/

5504/05/12/15/20/28/38 Dominion Street; 4909/10/27/29/30/49/50/70/71/89/90/5009/10/29/30/31/49/50/51/69/70/79/89/92/5109/12/29/30/38/49/51/69/89/91/5208/09/18/29/65/88/89/5307/11/12/19/27/38/39/58/59/69/78/91/94/5407/09/14/15/25/30/35/38/46/47/53/56/57/63/66/69/75/81/82/87/91/97/98/5503/12/21/27/33/39/45/52 Norfolk Street; 4649/53/59/65/69/73/79/85/89 Canada Way; 5209 Schou Street; 5559 Laurel Street; 3017/43/71/93/3131/3223/43/65/93/3313/43/53 Douglas Road; 3122 Westminster Avenue; 3080/3138/3232/62/75 Royal Oak Avenue from R3, R5 and R9 Residential Districts to R12 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 #19/95, Bylaw No. 10243 be now terminated."

CARRIED UNANIMOUSLY

** His Worship Mayor W.J. Copeland retired from the Council Chamber at 8:20 p.m. and Councillor Jim Young assumed the Chair. **

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 31, 1995" - BYLAW NO. 10247

Rezoning Reference #2/95

5777 Buckingham Avenue - located west of Buckingham Avenue between Haszard Street and Burris Street

Lot 1, D.L. 86, Grp. 1, NWD, Plan LMP 11187

From: R1 Residential District

To: R1a Residential District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single-family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

Mr. Kelly Kibney, 7534 Haszard Street, Burnaby, B.C. appeared before the members of Council and advised that although he is not opposed to the rezoning proposal he was uncomfortable with the time frame for landscaping the buffer area.

Mr. Kibney also expressed concern about the height of the house after the addition of fill to the site.

** Councillor Rankin retired from the Council Chamber at 8:26 p.m. **

** His Worship Mayor Copeland returned to the Council Chamber at 8:31 p.m and assumed the chair. **

** Councillor Young retired from the Council Chamber at 8:31 p.m. **

Mr. Ken Woudstra, 7544 Haszard Street, Burnaby, B.C. appeared before the members of Council and advised that he too was concerned about the time being taken to landscape the total development.

** Councillor Young returned to the Council Chamber at 8:35 p.m. **

Mr. D.G. Stenson, Director Planning and Building, advised that he could provide a report to Council on this matter.

Mr. Neil MacKay, 5858 Buckingham Avenue, Burnaby, B.C. appeared before the members of Council and advised that he was in favour of the proposed rezoning application. Mr. MacKay also advised that he was the owner of the other site involved in the proposed buffer landscaping and that it was his intention to complete the landscaping as soon 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 5777 Buckingham Avenue from R1 Residential District to R1a Residential District.

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 #2/95, Bylaw No. 10247 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 1995" - BYLAW NO. 10248

Rezoning Reference #17/95

Burnaby Mountain Conservation Area, 7389/91 Hastings Street - located at the northwest corner of Hastings Street and Phillips Avenue

Kaymar Creek Ravine Park, 3959/65/75 Marine Drive - located north of Marine Drive between Roseberry Drive and Alfred Avenue

Gray Creek Ravine Park, 4675 Marine Drive - located north of Marine Drive and west of Nelson Avenue

John Matthews Ravine Park, 5796 McKee Street - located south of McKee Street between Buller Avenue and MacPherson Avenue

Burnaby Mountain Conservation Area, 7490 Pandora Drive - located at the north end of Ridgeview Drive, east of Pandora Drive

Riverway Golf Course, 4345 Thistle Street - located south of Marine Way, west of Sussex Avenue

Burnaby Fraser Foreshore Park, 4710 Thorn Street and Big Bend Trail System, 4739 Thorn Street - located north of Thorn Street between Wiggins Street and the Fraser River and east of Thorn Street adjacent to the Fraser River

Robert Burnaby Park, 7999 Wedgewood Street - located at the northeasterly corner of Wedgewood Street and Fourth Street

Chevron Buffer Area, 4301/05/09/13/17/27/29/31/35/41/45/57 Eton Street - located at the northeast corner of Eton Street and Madison Avenue

Lots 15/14, Blk. 3, D.L. 207, Grp. 1, NWD, Plan 4032; Lots 5/4, Blk. 2, D.L. 175, Grp. 1, NWD, Plan 1332; Lot 152 Exc: part subdivided by Plan 46558, D.L. 175, Grp. 1, NWD, Plan 25291; Lot 10, D.L. 157, Grp. 1, NWD, Plan 80162; Lot 92, D.L. 159, Grp. 1, NWD, Plan 37970; Lot 245, D.L. and 216, Grp. 1, NWD, Plan 62613; Lot 23, D.L. 164, Plan 28625; Lot 1, D.L. 167, Grp. 1, NWD, Plan LMP2259; Lot 2, D.L. 167, Plan LMP2259; Lot 383, D.L. 90, Grp. 1, NWD, Plan 66534; Lots 36/35/34/33/32/31/30/29/28/27/26/25, Blk. 27, D.L. 187, Plan 1282

From: R4 Residential District, R2 Residential District, P6 Regional Institutional District, CD Comprehensive Development District, R5 Residential District, M1 Manufacturing District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the subject City-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

A petition containing 11 signatures was received expressing opposition to the proposed rezoning of the Chevron Buffer Area at Eton Street and Madison Avenue. The text of the petition is as follows:

"I this undersigned are against any change to Rezoning Application #17/95, Eton and N. Madison until the mess is cleaned up. This mess was created a long time ago when Standard Oil wanted to build a refinery. The vote was taken from all of Burnaby in the strength of creating jobs, as a result they got one half of McGill Park.

"The oil company built a wall of steel on McGill Park, now a problem has arisen. The houses are too close to the tanks so they come up with a Greenbelt on Eton and Madison which was in Greenbelt, sold to Standard Oil for \$180,000.00.

The same size lot across the lane, which was not in the greenbelt was sold to a contractor for \$340,000.00. Standard Oil company has said we have not budgeted this year so they hold a gun to our heads.

The answer is to let us sell in a free market and if a contractor wants to buy the land and build houses to sell and take a profit so be it.

I am against any changes until this problem is corrected."

A letter dated 1995 August 28 was received from Mr. Lance Mackie, 295 N. Madison Avenue, Burnaby, B.C. concerning the Chevron Buffer Area at Eton Street and Madison Avenue advising that he wishes to see the site stay as a buffer area only.

Ms. Diana Hall, representing the Heights Neighbourhood Association, appeared before the members of Council and advised the Association was in favour of the proposed rezoning for the Chevron Buffer Area at Eton and Madison.

Mr. R. Whitehead, 4264 McGill Street, Burnaby, B.C. appeared before the members of Council regarding the Chevron Buffer Area at Eton and Madison. The speaker expressed concern about the purchase of numerous properties along Eton Street by Chevron for park purposes.

Mr. Lance Mackie, 295 Madison Avenue, Burnaby, B.C. appeared before the members of Council in regard to the Chevron Buffer Area at Madison and Eton. Mr. Mackie advised that, while he did not object to the park zoning, he was opposed to any development of a garden on this site. In the speaker's opinion the site should be left as a buffer park only, similar to the parks developed elsewhere along Eton Street

Ms. Mary Mercier, 4678 Carson Street, Burnaby, B.C. appeared before the members of Council in regard to the rezoning proposal for the Gray Creek Ravine Park. The speaker is opposed to any development of this site and felt it should be left in its natural state.

Ms. Linda Johnston, 3734 McGill Street, Burnaby, B.C. appeared before the members of Council in regard to the proposed rezoning of the Chevron Buffer Area at Madison and Eton. The speaker is in favour of the proposed rezoning and would welcome the upgrade of the park to include walking and cycling paths. Ms. Johnston was of the opinion that the site is in need of maintenance and improved landscaping would cover the tanks on the Chevron Refinery.

Mr. Lance Mackie, 297 Madison Avenue, Burnaby, B.C. again appeared before Council with regard to the Chevron Buffer Area and advised that a developed park on this site would interfere with the wildlife that lived there. Mr. Mackie also advised that, in his opinion, the refinery tanks were already adequately covered.

Mr. Bob Gray, representing Chevron Canada, 355 Willingdon Avenue, Burnaby, B.C. appeared before the members of Council regarding the Chevron Buffer Area. Mr. Gray advised that he was in favour of the proposed rezoning and as with previous agreements with the City in turning over land for parks purposes the park will be developed to a full standard of planting and landscaping with a biking/walking path to create a "passive" park site. Mr. Gray also provided a brief summary of Chevron property acquisitions in the area.

Mr. Lucio Cippiciani, 4228 McGill Street, Burnaby, B.C. appeared before the members of Council with regard to the Chevron Buffer Area at Eton and Madison. The speaker advised he was in favour of improvement of the site to a park, similar to the one already in place along Eton Street. Mr. Cippiciani also expressed opposition to development of a community garden/park for this site.

Ms. Amelia Petersen, 4126 Cambridge Street, Burnaby, B.C. appeared before the members of Council in regard to the Chevron Buffer Area at Eton and Madison. The speaker advised she was in support of a community garden for this site. Ms. Petersen suggested the garden development in the Stoney Creek area would be used as a model, with strict bylaws in place to promote responsible use of the garden. Ms. Petersen was of the opinion that there is great demand for this type of park use and area residents would have input into development of the garden.

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 Burnaby Mountain Conservation Area, 7389/91 Hastings Street; Kaymar Creek Ravine Park, 3959/65/75 Marine Drive; Gray Creek Ravine Park, 4675 Marine Drive; John Matthews Ravine Park, 5796 McKee Street; Burnaby Mountain Conservation Area, 7490 Pandora Drive; Riverway Golf Course, 4345 Thistle Street; Burnaby Fraser Foreshore Park, 4710 Thorn Street and Big Bend Trail System, 4739 Thorn Street; Robert Burnaby Park, 7999 Wedgewood Street; Chevron Buffer Area, 4301/05/09/13/17/27/29/31/35/41/45/57 Eton Street from R4 Residential District, R2 Residential District, P6 Regional Institutional District, CD Comprehensive Development District, R5 Residential District, M1 Manufacturing District to P3 Park and Public Use District

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

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MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR EVANS

"THAT this Public Hearing relating to Rezoning Reference #17/95 , Bylaw No. 10248 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1995" - BYLAW NO. 10249

Rezoning Reference #22/95

7224 Sixth Street - located at the northerly corner of Wedgewood Street and Sixth Street

Lot 2, D.L. 28, Grp. 1, Plan 6655

From: C4 Service Commercial District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the development of a single-family dwelling.

A letter dated 1995 August 28 was received from Action Glass, 7915 Edmonds Street, Burnaby, B.C. objecting to the proposed rezoning.

A letter dated 1995 August 29 was received from Mr. Joseph Pawelchak, owner of 7911 Wedgewood Street, Burnaby, B.C. expressing support for the proposed rezoning application.

Mr. Anthony Chiang, 6565 Salish Drive, Vancouver, B.C. appeared before the members of Council and advised that he was the applicant for this rezoning application. Mr. Chiang advised the site is currently occupied by an older, non-conforming duplex in need of upgrading. The speaker advised that since a previous attempt to rezone the property to the C1 District was defeated because of its proximity to a residential district it is now his intention to build a new single family dwelling that will improve the site.

Mr. Joseph Pawelchak, owner of 7911 Wedgewood Street, Burnaby, B.C. appeared before the members of Council and advised that he is in favour of the rezoning application. Mr. Pawelchak also expressed concern about the condition of Wedgewood Street.

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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 7224 Sixth Street from C4 Service Commercial District to R5 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 #22/95, Bylaw No. 10249 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1995" - BYLAW NO. 10250

Rezoning Reference #23/95

Ptn. of 4888 Marine Drive - located on the south side of Marine Drive east of Mandeville Avenue

Ptn. of Pcl. "B"; (RP938), D.L. 163, Grp. 1, Exc: Part North and East of North Arm Road

From: R2 Residential District

To: A3 Truck Gardening District

The purpose of the proposed zoning bylaw amendment is to rezone the front 200 foot depth of the property (abutting Marine Drive) to A3 Truck Gardening District to meet the zoning bylaw criteria to subdivide the property into 2 separate parcels.

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 a portion of the property at 4888 Marine Drive from R2 Residential District to A3 Truck Gardening District.

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 #23/95, Bylaw No. 10250 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1995" - BYLAW NO. 10251

Rezoning Reference #29/95

3850 Lougheed Highway - location fronts on both the Lougheed Highway and Henning Drive between Boundary Road and Gilmore Avenue

Lot D, D.L. 118, Plan 17879

From: CD Comprehensive Development District (based on M5 Light Industrial District and C2 Community commercial District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District use and density for the north lot and M5 Light Industrial District use and density for the south lot, and in accordance with the Development Plan entitled "Bridge Business Park Lot D, Lougheed Highway/Henning Drive" prepared by Annand Burton-Brown Architects).

The purpose of the proposed zoning bylaw amendment is to accommodate subdivision for development of 2 restaurants and an office building on separate parcels.

The Director Planning and Building asked the following changes to the proposed development be noted for public information at the Public Hearing:

- "1. The northerly restaurant lot is being increased in area from 0.811 ha (2.00 acres) to 0.841 ha (2.08 acres).
2. The southerly office lot is being decreased in area from 0.433 ha (1.07 acres) to 0.403 has (0.99 acre).
3. The parking provided on the restaurant site is being decreased from 108 spaces to 97 spaces (still in excess of the 95 spaces required).

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The minor changes in site areas have no impact on the proposed developments. They are the result of increasing the southerly lot's panhandle frontage on Henning Drive to a width of 7.92m (26 ft.) from 4.57m (15 ft.) in response to Ministry of Transportation and Highways requirements. The reduction in restaurant parking results from the provision of improved fire access routes."

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 3850 Lougheed Highway from CD Comprehensive Development District (based on M5 Light Industrial District and C2 Community commercial District) to Amended CD Comprehensive Development District (based on C2 Community Commercial District use and density for the north lot and M5 Light Industrial District use and density for the south lot, and in accordance with the Development Plan entitled "Bridge Business Park Lot D, Lougheed Highway/Henning Drive" prepared by Annand Burton-Brown Architects).

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 #29/95, Bylaw No. 10251 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 36, 1995" - BYLAW NO. 10252

Rezoning Reference #6/95

1330 Delta Avenue - located on the east side of Delta Avenue between Northlawn Drive and Southlawn Drive

Lot 5, Exc. Firstly: the North 128 ft. and Secondly: part SD by Plan 39826, D.L. 126, Plan 3473

From: R2 Residential District

To: R3 Residential District

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

1995 AUGUST 29

An undated letter was received from Paul Garbini, 1310 Delta Avenue, Burnaby, B.C. expressing opposition to the proposed rezoning application.

Maria Garbini, 1310 Delta Avenue, Burnaby, B.C. appeared before the members of Council expressing opposition to the proposed rezoning application. Ms. Garbini read the letter submitted previously by her son Paul, a copy of which is on file in the City Clerk's office.

In conclusion, Ms. Garbini asked that Council treat this area in a manner similar to the nearby Brentwood Park District which has preserved the character of its 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 1330 Delta 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 EVANS

"THAT this Public Hearing relating to Rezoning Reference #6/95, Bylaw No. 10252 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T

MOVED BY COUNCILLOR DRUMMOND
SECONDED BY COUNCILLOR REDMAN

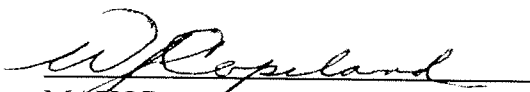
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:50 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER 1

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 AUGUST 29 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. 10211:

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 1995" - BYLAW NO. 10243

Rezoning Reference #19/95

**4910/30/50/70/90/5010/30/32/50/70/90/5116/30/50/70/72/92/94/5212/32/50/72/74/92/5312/
22/32/34/50/70/5406/20/24/30/34/44/50/62/66/72/76/80/86/90 Manor Street; 4917/19/29/
30/50/53/68/71/73/78/88/89/98/5005/09/18/26/29/30/49/50/65/67/72/78/80/89/90/5100/07/
31/40/49/52/59/69/72/88/91/98/5211/18/25/30/32/33/51/52/53/58/69/70/77/80/86/87/5305/
07/08/18/31/32/38/51/52/56/65/72/75/83/87/92/5401/03/08/16/17/20/27/37/38/46/49/52/55/
57/60/62/68/71/72/73/76/80/83/88/93/96/5504/05/12/15/20/28/38 Dominion Street; 4909/
10/27/29/30/49/50/70/71/89/90/5009/10/29/30/31/49/50/51/69/70/79/89/92/5109/12/29/30/
8/49/51/69/89/91/5208/09/18/29/65/88/89/5307/11/12/19/27/38/39/58/59/69/78/91/94/5407/
09/14/15/25/30/35/38/46/47/53/56/57/63/66/69/75/81/82/87/91/97/98/5503/12/21/27/33/39
/45/52 Norfolk Street; 4649/53/59/65/69/73/79/85/89 Canada Way; 5209 Schou Street;
5559 Laurel Street; 3017/43/71/93/3131/3223/43/65/93/3313/43/53 Douglas Road; 3122
Westminster Avenue; 3080/3138/3232/62/75 Royal Oak Avenue - roughly bounded by
Manor Street to the north; Canada Way to the south; Westminster Avenue to the west; and
Douglas Road to the east**

Lots 1/2/3/4/5/6/8/9/10/11/12/13/29/28/26/24/23/19/17/16/21 (Exc: Pcl. "A" (EP 17386);
Pcl. A (EP 17386), Blk. 21, Plan 2603; Strata Lots 1 & 2, Blk. 21, Strata Plan LMS549;
Strata Lots 1 & 2, Blk. 20, Strata Plan LMS42; Strata Lots 1 & 2, Strata Plans NW1805/
NW487/NW238/NW844/NW3184/NW671/NW1202/ NW1253/NW731/NW956/LMS1034/
LMS1713/NW1486, together with an interest in the common property in proportion to the
unit entitlement of the Strata Lot as shown on Form 1; Lots 1 & 2, Plan 76772; Lots 1/2/3/5
/8/9/17/24/39/36/35/31/30/29/28/26/20/21, Blk. 20, Plan 2603; Lots 1 & 2, Plan 71297; Lot

74, Plan 28933; Lots A/B, Plan 74656; Lot 2, Plan 72635; Lots 2/1, Plan 71358; The East 53' Lot "A", Plan 8329; Lots 250/251, Plan 70834; Lots 1/2, Plan 71553; Lots 248/249, Plan 65537; Lots 1/2/3/7/8/10/12/13/14/17/30/28/27/26/25/21/20/19, Blk. 22, Plan 2603; Lots 2/1, Plan 81399; Lots A/B, Blk. 22, Plan LMP6767; Lots A/B, Plan 76946; Lots 2/1, Blk. 22, Plan 83313; Lots 1/2, Plan LMP1099; Lots 1/2, Plan 73775; Lots 1/2, Plan 72723; Lots 1/2, Plan LMP23718; Lot B, Plan LMP8164; Lots 246/247, Plan 63751; Lots A/B, Plan LMP18703; Lot 4, Plan 2603; Lots 1/2, Plan LMP1402; Lots 1/2, Plan 69682; Lots 1/2, Plan LMP751; Lots 256/257, Plan 65792; Lots 1/2, Plan 80362; Lots 254/255, Plan 65700; Lots 9/10/11/12 13/14/15/46/45/43/42/38/37/35/34/33/32/29/20, Blk. 23, Plan 2603; Lots 90/89, Plan 31262; Lot 127, Plan 35459; Lots 1/2, Blk. 20, LMP19025; Lots A/B, Plan 77706; Lots 1/2, Plan 71999; Lots "A"/"B", Plan 77055; Lots "A"/"B", Plan 75802; Lots A/B, Plan LMP18615; Lots 1/2, Blk. 20, Plan LMP10479; Lots 1/2, Plan LMP16552; Lots 1/2/3/4/5, Plan 65125; Lots A/B, Plan 69313; Lots 46/47/48/49/50/51/52/53/54/55/56, Plan 1547; Lots 1/2, Plan 83540; Lots 1/2, Plan 72946; Lots 1/2, Plan LMP20571; Lot 165, Plan 48917; Lots 1/2, Plan LMP8244; Ptn. of W 1/2 Lot 3/Ptn. of the E 1/2 Lot 3/Pcl. "A" (EP13721) Lot 4/Ptn. Lot 4/W. 82.5 Ft. Lot 9, Blk. 2, Plan 1380; Lots 1/2, Plan 85816; Lots 1/2, Plan 83577; Lot 60, Plan 27056; Lots 194/210, Plan 56220; Lots A/B, Plan 72711; Ptn. Lot "A"/Ptn. Lot "C", Plan 6792; Lot 1, Plan 82758; Lots A/B, Plan 72998; Lots 1/2, Plan LMP15077; Lot 135, Plan 38735; Lot "A"/"B", Plan NWP88008; Lot 1, Plan 68398; Lots 1/2, Plan NWP87773; Lot 1, Plan 84154; Lots 1/2, Plan 81196; Lots 1/2/3/4, Plan 78537; Lot 3, Plan 18291; Lots 40/39/38/37/36/35/34/33/32, Plan 1547; Lot 93, Plan 31262; Lot "B", Plan 20942; Lots 1/3, Plan 68416; Lot 6, Plan 65125; Lot "A", Plan 20942; Lot A, Plan LMP8164; Lots 91/92, Plan 31262; Lot 31, Plan 1547, all of D.L. 74, Grp. 1, NWD; Lots 1 Exc: E. 7 ft./2 Exc: E. 7 ft., Plan 18291; Lots 3/4, Plan LMP1013; Lots 2/3, Exc: Part Subdiv. by Plan 78810, Plan 15685, all of DL 74 and 75, Grp. 1, NWD

From: R3, R5 and R9 Residential Districts

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the development of single-family and two-family dwellings on small lots in the designated Norfolk area.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 31, 1995" - BYLAW NO. 10247

Rezoning Reference #2/95

5777 Buckingham Avenue - located west of Buckingham Avenue between Haszard Street and Burris Street

Lot 1, D.L. 86, Grp. 1, NWD, Plan LMP 11187

From: R1 Residential District

To: R1a Residential District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single-family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

3 "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 32, 1995 - BYLAW NO. 10248

Rezoning Reference #17/95

Burnaby Mountain Conservation Area, 7389/91 Hastings Street - located at the northwest corner of Hastings Street and Phillips Avenue

Kaymar Creek Ravine Park, 3959/65/75 Marine Drive - located north of Marine Drive between Roseberry Drive and Alfred Avenue

Gray Creek Ravine Park, 4675 Marine Drive - located north of Marine Drive and west of Nelson Avenue

John Matthews Ravine Park, 5796 McKee Street - located south of McKee Street between Buller Avenue and MacPherson Avenue

Burnaby Mountain Conservation Area, 7490 Pandora Drive - located at the north end of Ridgeview Drive, east of Pandora Drive

Riverway Golf Course, 4345 Thistle Street - located south of Marine Way, west of Sussex Avenue

Burnaby Fraser Foreshore Park, 4710 Thorn Street and Big Bend Trail System, 4739 Thorn Street - located north of Thorn Street between Wiggins Street and the Fraser River and east of Thorn Street adjacent to the Fraser River

Robert Burnaby Park, 7999 Wedgewood Street - located at the northeasterly corner of Wedgewood Street and Fourth Street

Chevron Buffer Area, 4301/05/09/13/17/27/29/31/35/41/45/57 Eton Street - located at the northeast corner of Eton Street and Madison Avenue

Lots 15/14, Blk. 3, D.L. 207, Grp. 1, NWD, Plan 4032; Lots 5/4, Blk. 2, D.L. 175, Grp. 1, NWD, Plan 1332; Lot 152 exc: part subdivided by Plan 46558, D.L. 175, Grp. 1, NWD, Plan 25291; Lot 10, D.L. 157, Grp. 1, NWD, Plan 80162; Lot 92, D.L. 159, Grp. 1, NWD, Plan 37970; Lot 245, D.L. and 216, Grp. 1, NWD, Plan 62613; Lot 23, D.L. 164, Plan 28625; Lot 1, D.L. 167, Grp. 1, NWD, Plan LMP2259; Lot 2, D.L. 167, Plan LMP2259; Lot 383, D.L. 90, Grp. 1, NWD, Plan 66534; Lots 36/35/34/33/32/31/30/29/28/27/26/25, Blk. 27, D.L. 187, Plan 1282

From: R4 Residential District, R2 Residential District, P6 Regional Institutional District, CD Comprehensive Development District, R5 Residential District, M1 Manufacturing District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the subject City-owned properties into conformance with their designated park use to permit the lands to be used for park and public use purposes.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 33, 1995" - BYLAW NO. 10249

Rezoning Reference #22/95

7224 Sixth Street - located at the northerly corner of Wedgewood Street and Sixth Street

Lot 2, D.L. 28, Grp. 1, Plan 6655

From: C4 Service Commercial District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the development of a single-family dwelling.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 34, 1995" - BYLAW NO. 10250

Rezoning Reference #23/95

Ptn. of 4888 Marine Drive - located on the south side of Marine Drive east of Mandeville Avenue

Ptn. of Pcl. "B"; (RP938), D.L. 163, Grp. 1, Exc: Part North and East of North Arm Road

From: R2 Residential District

To: A3 Truck Gardening District

The purpose of the proposed zoning bylaw amendment is to rezone the front 200 foot depth of the property (abutting Marine Drive) to A3 Truck Gardening District to meet the zoning bylaw criteria to subdivide the property into 2 separate parcels.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 35, 1995" - BYLAW NO. 10251

Rezoning Reference #29/95

3850 Lougheed Highway - location fronts on both the Lougheed Highway and Henning Drive between Boundary Road and Gilmore Avenue

Lot D, D.L. 118, Plan 17879

From: CD Comprehensive Development District (based on M5 Light Industrial District and C2 Community commercial District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District use and density for the north lot and M5 Light Industrial District use and density for the south lot, and in accordance with the Development Plan entitled "Bridge Business Park Lot D, Lougheed Highway/Henning Drive" prepared by Annand Burton-Brown Architects).

The purpose of the proposed zoning bylaw amendment is to accommodate subdivision for development of 2 restaurants and an office building on separate parcels.

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 36, 1995" - BYLAW NO. 10252

Rezoning Reference #6/95

1330 Delta Avenue - located on the east side of Delta Avenue between Northlawn Drive and Southlawn Drive

Lot 5, Exc. Firstly: the North 128 ft. and Secondly: part SD by Plan 39826, D.L. 126, Plan 3473

From: R2 Residential District

To: R3 Residential District

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

8. BURNABY HERITAGE DESIGNATION BYLAW 1995
BYLAW NO. 10211

3755 McGill Street

Easterly 130 ft. of Lot 45, D.L. 186, Grp. 1, Plan 40140

The purpose of the proposed Heritage Designation Bylaw is to preserve the historical integrity of Overlynn Mansion.

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 August 15 to Tuesday, 1995 August 29.

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

D.R. Comis
CITY CLERK