

1996 MAY 21

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1996 May 21 at 7:30 p.m.

PRESENT: Acting Mayor D.P. Drummond (In the Chair)
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor D.A. Lawson
Councillor L.A. Rankin
Councillor J. Young

ABSENT: Mayor W.J. Copeland
Councillor D.R. Corrigan
Councillor C. Redman

STAFF: Mr. D. G. Stenson, Director Planning and Building
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:40 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 26, 1996" - BYLAW NO. 10374

Rezoning Reference #2/96

6837 Station Hill Drive - located on Station Hill Drive, southwest of the Edmonds SkyTrain Station.

Lot 4, D.L.'s 171 & 95, Grp. 1, NWD, Plan LMP19410

From: CD Comprehensive Development District (based on RM4 Multiple Residential District and C1 Neighbourhood Commercial District)

To: Amended CD Comprehensive Development District (based on RM4 Multiple Residential District and C1 Neighbourhood Commercial District use and density and in accordance with the Development Plan entitled "City in the Park III" prepared by Lawrence Doyle Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit development of a high-rise apartment tower and a one-storey commercial building.

1996 MAY 21

A letter dated 1996 May 21 was received from Mr. A. Hutton, 7304 - 14th Avenue, Burnaby, V3N 1Z4 expressing concern about possible discrepancies surrounding this and adjacent developments and concluding that this is not a good development for this neighbourhood.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #2/96, Bylaw No. 10374.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #2/96, Bylaw No. 10374 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 27, 1996" - BYLAW NO. 10375

Rezoning Reference #3/96

5623/37/61/87 Smith Avenue - located on the west side of Smith Avenue between Kingsway and Thurston Street, immediately north of the SkyTrain line

South Half Lot 3, Plan 1198, Lots 1/2/3, Plan 11637; all of D.L. 35, Grp. 1, NWD

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and in accordance with the Development Plan entitled "Residential Development 5623 - 5687 Smith Avenue, Burnaby" prepared by Ted Murray Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 46 unit, four-storey apartment building.

1996 MAY 21

A letter dated 1996 March 19 was received from Douglas S. Porter, 3782 Thurston Street, Burnaby, V5H 1H7 requesting that in addition to preserving all significant trees possible on the site that enhancement planting and the treed area protection that was an integral part of the rezoning for an adjacent site be continued on the subject site.

A letter dated 1996 May 21 was received from Douglas S. Porter, 3782 Thurston Street, Burnaby, V5H 1H7 expressing opposition to the rezoning which he believes will result in destruction of established single family neighbourhoods, loss of trees, open green spaces, sun, privacy and increase noise and traffic. Mr. Porter provided Council with suggestions regarding incorporation of native tree enhancement, construction noise and tree protection.

Mr. Ted Murray, 4168 W. 12th Avenue, Architect and applicant for the subject rezoning application appeared before members of Council in support of the rezoning application. Mr. Murray advised that after consultation with Planning Department staff he was asking that Council consider allowing the use of vinyl siding on the proposed development as opposed to cedar as required by the Planning Department. Mr. Murray advised that using vinyl siding would be more cost effective and would allow for easier maintenance.

On another matter, Mr. Murray advised that both he and the developer for the proposal, Mr. Dennis Hogge, wished to bring to Council's attention a situation which has developed from Burnaby's requirement that underground visitor parking be accessible to the public. This requirement has become a source of aggravation for property owners and developers because public parking areas are being used to conduct illegal activities and has resulted in vandalism, auto theft, break-ins, etc. The speakers requested that Burnaby Council consider allowing visitor parking to be gated and secured with tenants and owners being responsible for allowing access to parking for their visitors.

Council directed staff to provide a report responding to the concerns expressed by the speakers.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #3/96, Bylaw No. 10375.

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 #3/96, Bylaw No. 10375 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 28, 1996" - BYLAW NO. 10376

Rezoning Reference #12/96

3915 & 3935 Henning Drive - located on the north side of Henning Drive between
Boundary Road and Gilmore Avenue

Lots G & H, D.L. 118, Grp. 1, NWD, Plan LMP17879

From: CD Comprehensive Development District (based on M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light
Industrial District and the Bridge Business Park guidelines and in accordance with
the Development Plan entitled "Lot G & H Henning Drive" prepared by John
Hollifield Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a
two-storey, multi-tenant, strata titled industrial building.

Mr. Norm Couttie, Adera Equities, 1111 Melville Street, Vancouver appeared before
Council as the applicant of the subject rezoning application. Mr. Couttie advised Council of
a minor change in the application since it was first considered by Council. The original
application was for 54,481 square feet of building area; the proposal is now for 58,824
square feet, an increase of 4,34 square feet. The additional square footage would allow for
increasing the size of the second floor offices which fit within the two storey warehouse
units and there would be no change in the exterior size or mass of the building. The
additional nine parking stalls that are required by the increased square footage were already
available as surplus on the site. Mr. Couttie concluded that this additional size would offer
greater flexibility to prospective purchasers of the warehouse units. A copy of Mr. Couttie's
presentation is on file in the office of the City Clerk.

The Advisory Planning Commission wish to advise Council that following its consideration
of this rezoning application, a decision was reached to SUPPORT Rezoning Reference
#12/96, Bylaw No. 10376.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rezoning Reference #12/96, Bylaw No. 10376 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 29, 1996" - BYLAW NO. 10377

Rezoning Reference #17/96

4923/25/55/5023 Victory Street; 6908/38/40/46/58/64/76/82/7012/38/82/86/98/7126 Nelson Avenue; 6909/10/25/30/35/50/57/59/70/72/77/85/89/90/7010/12/17/19/25/30/35/52/59/69/70/80/87/96/7183/87/99 Dunblane Avenue - bounded by Victory Street to the south and the B.C. Hydro right-of-way (SkyTrain line) to the north, the east side of Nelson Avenue and the East side of Dunblane Avenue

Strata Lots 1 & 2, Strata Plan LMS622, Strata Lots 1 & 2, Strata Plan NW1776, Strata Lots 1 & 2, Strata Plan NW1938, Strata Lots 1 & 2, Strata Plan NW1304, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1; Lot 2, Plan LMP18353; Lots 11 & 12, Plan 2066; Lots 12/11/8/7/6/5/2/13 Exc: The South 50 ft./ South 50 ft./14/16/21, Plan 1287; Lots A/B, Plan 78340; Lots 1 & 2, Plan 77457; Lots 1/2/3, Plan LMP17364; Lots 1/2/3/5/7/8/9, Blk. 56, Plan 2066; Lots 1 & 2, Plan 77704; Lots 1 & 2, Plan LMP615; Lots 117/118, Plan 66777; Lots 1 & 2, Plan LMP25744; Lots A/B, Plan 74004; Lots 1 & 2, Plan 74089; Lot 1, Plan LMP18353; all of D.L. 98, Grp. 1, NWD

From: 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 6900 - 7100 blocks of Dunblane Avenue and the east side of Nelson Avenue.

A letter dated 1996 May 13 was received from Eduardo and Cecilia Alfonso, 7183 Dunblane Avenue, Burnaby objecting to the proposed R12 Rezoning.

Mr. Murray Robinson, 4976 Victory Street, Burnaby and Ms. Katy Jang, 7187 Dunblane Avenue, Burnaby appeared before the members of Council to express their opposition to the rezoning application.

Ms. Jang expressed concern about what affect the proposed zoning change and possible increased density would have on her neighbourhood. The speaker suggested there would be increased traffic, parking and overcrowding in local schools. Of great concern to Ms. Jang is the potential for increased assessments and corresponding taxes based on the potential for subdivision available under this new zone. Ms. Jang also expressed concern about the inclusion of back-to-front duplexes as part of the new zoning category and that the duplexes shown in photographs to area residents had been subjected to a design review board which would not be the case in Burnaby. In conclusion, Ms. Jang advised that she is not totally opposed to the R12 zone but primarily the subdivision potential it creates.

Mr. Robinson, advised that he too was concerned about the increased traffic, parking and overcrowding of schools that would be generated by the proposed zoning change. The speaker suggested that the neighbourhood is already suffering from the effects of illegal suites and that this proposal will only make the situation worse.

Council requested that staff prepare a report addressing the concerns outlined by the previous speakers.

Mr. Jack Beecroft, 6992 Dunblane Avenue, Burnaby appeared before Council in support of the proposed zoning change. The speaker advised that there is substantial support in the neighbourhood for the change to R12 and that some of the negatives suggested by previous speakers, like parking, may be resolved by the zone change while others, such as traffic volume, number of children, etc. cannot be controlled by zoning. In particular, Mr. Beecroft believes that the provision of on-site parking through R12 will be a benefit to the neighbourhood. With regard to changes in assessments and taxes Mr. Beecroft does not believe the potential for subdivision will automatically result in increased assessments. Mr. Beecroft concluded that staff have already advised that concerns with overcrowding of schools and community facilities will be dealt with by the School Board and the Parks Commission.

Ms. Patty Rigazzi, 5138 Victory Street, Burnaby appeared before the members of Council to express her opposition to the rezoning proposal. The speaker was concerned about increased traffic volume and speed, illegal suites, crime and neighbourhood congestion.

Mr. Danny Fleck, 5050 Victory Street, Burnaby appeared before Council members to express his opposition to the rezoning application. The speaker is opposed because access/egress to Dunblane Avenue must be from Victory Street which already has problems with traffic volume and speed.

Mr. Klein, 7025 Dunblane Avenue, Burnaby appeared before members of Council in support of the rezoning proposal. The speaker suggested that the issue of traffic on Victory Street is not related to the rezoning application and that many of the duplex lots may be replaced with single family homes rather than duplexes. Mr. Klein further suggested that school populations naturally fluctuate in cycles and that any increase in students as a result of this zoning change should not impact significantly on the schools.

In conclusion, Mr. Klein suggested that Council consider conducting an overall traffic study for the entire Metrotown Area to address some of the traffic concerns of this and other neighbourhoods.

Mr. Ernie Stepney, 7038 Nelson Avenue, Burnaby appeared before members of Council to indicate his opposition to the rezoning. Mr. Stepney advised that he chose to purchase in this neighbourhood because of the larger lots and does not want to see any more erosion to lots sizes than what has already taken place. The speaker suggested that as this particular area is part of the larger Royal Oak Station Area, which is scheduled for review and redevelopment, this proposal could set an unfavourable precedent. Mr. Stepney suggested that infrastructure for the area must be upgraded before any re-development takes place.

Mr. John Love, 7126 Nelson Avenue, Burnaby appeared before members of Council to advise he is in favour of the rezoning proposal. Mr. Love was too late in applying to subdivide his property under the R9 zoning and now supports the current proposal for R12.

Mr. Sanka Kos, 7377 Willingdon Avenue, Burnaby appeared before members of Council to express his support for the rezoning proposal. The speaker advised that he would like to see smaller lots available in this neighbourhood as they would be more affordable. Mr. Kos suggested that because of its central location Burnaby properties are in demand and its density will keep increasing; as will traffic which the City will have to deal with through implementation of traffic calming measures.

Mr. Anthony Klowaty, 6950 Dunblane Avenue, Burnaby appeared before members of Council to advise he is in support of the rezoning proposal. The speaker suggested that traffic in the area has increased for reasons not related to the rezoning application.

Mr. Jeff Beecroft, 6992 Dunblane Avenue, Burnaby appeared before Council members to advise of his support for the rezoning application. The speaker believes that traffic volume and speed, crime and overcrowded schools are concerns not related to this rezoning proposal; and further, that the issue of assessments is set by market value. Mr. Beecroft concluded that density in the area might even be lessened by the proposed change in zoning, especially if single family homes replace the existing duplexes.

Mr. Peter Then, 7010 Dunblane Avenue, Burnaby appeared before members of Council to advise he was in support of the proposed R12 zone.

Ms. Sharon Talbot, 7012 Dunblane Avenue, Burnaby appeared before Council members to express her support for the rezoning application. The speaker suggested that parking could not get any worse than it already is and could actually lessen with more on-site parking provided under the R12 zoning. Ms. Talbot advised that under these new guidelines it would be her preference to build a single family residence as opposed to a duplex and, therefore, does not foresee an increase in density in the neighbourhood.

Mr. E. Stepney, 7038 Nelson Avenue, Burnaby again addressed Council to express his opposition to the inclusion of duplexes in the R12 zoning category. The speaker advised that he supports the idea of small lot development as it is more affordable and suggested that if the provision for duplexes was removed from the R12 category he might be more supportive of it.

Mr. Jack Beecroft, 6992 Dunblane Avenue, Burnaby appeared again before Council to advise that the duplexes permitted under the new R12 zoning would be back-to-front which would offer a deterrent to their being converted to illegal four-plexes.

Mr. Domenic Paris, 6949 Nelson Avenue, Burnaby appeared before Council members to advise he would be in favour of an "amended" version of the R12 zone which would exclude the duplex component from the proposal.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #17/96, Bylaw No. 10377.

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 #17/96, Bylaw No. 10377 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 30, 1996" - BYLAW NO. 10384

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit commercial schools to locate in the C2 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, Bylaw No. 10384.

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

MOVED BY COUNCILLOR LAWSON
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10384 be now terminated."

CARRIED UNANIMOUSLY

A D J O U R N M E N T


MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR EVANS

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:45 p.m.

Confirmed:



ACTING MAYOR

Certified Correct:



ADMINISTRATIVE OFFICER I

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, 1996 MAY 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. 26, 1996" - BYLAW NO. 10374

Rezoning Reference #2/96

6837 Station Hill Drive - located on Station Hill Drive, southwest of the Edmonds SkyTrain Station.

Lot 4, D.L.'s 171 & 95, Grp. 1, NWD, Plan LMP19410

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To: Amended CD Comprehensive Development District (based on RM4 Multiple Residential District and C1 Neighbourhood Commercial District use and density and in accordance with the Development Plan entitled "City in the Park III" prepared by Lawrence Doyle Architect Inc.)

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From: R5 Residential District

To: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and in accordance with the Development Plan entitled "Residential Development 5623 - 5687 Smith Avenue, Burnaby" prepared by Ted Murray Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 46 unit, four-storey apartment building.

3. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 28, 1996" - BYLAW NO. 10376

Rezoning Reference #12/96

3915 & 3935 Henning Drive - located on the north side of Henning Drive between Boundary Road and Gilmore Avenue

Lots G & H, D.L. 118, Grp. 1, NWD, Plan LMP17879

From: CD Comprehensive Development District (based on M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and the Bridge Business Park guidelines and in accordance with the Development Plan entitled "Lot G & H Henning Drive" prepared by John Hollifield Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a two-storey, multi-tenant, strata titled industrial building.

4. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 29, 1996" - BYLAW NO. 10377

Rezoning Reference #17/96

4923/25/55/5023 Victory Street; 6908/38/40/46/58/64/76/82/7012/38/82/86/98/7126 Nelson Avenue; 6909/10/25/30/35/50/57/59/70/72/77/85/89/90/7010/12/17/19/25/30/35/52/59/69/70/80/87/96/7183/87/99 Dunblane Avenue - bounded by Victory Street to the south and the B.C. Hydro right-of-way (SkyTrain line) to the north, the east side of Nelson Avenue and the East side of Dunblane Avenue

Strata Lots 1 & 2, Strata Plan LMS622, Strata Lots 1 & 2, Strata Plan NW1776, Strata Lots 1 & 2, Strata Plan NW1938, Strata Lots 1 & 2, Strata Plan NW1304, together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1; Lot 2, Plan LMP18353; Lots 11 & 12, Plan 2066; Lots 12/11/8/7/6/5/2/13 Exc: The South 50 ft./ South 50 ft. of 13/14/16/21, Plan 1287; Lots A/B, Plan 78340; Lots 1 & 2, Plan 77457; Lots 1/2/3, Plan LMP17364; Lots 1/2/3/5/7/8/9, Blk. 56, Plan 2066; Lots 1 & 2, Plan 77704; Lots 1 & 2, Plan LMP615; Lots 117/118, Plan 66777; Lots 1 & 2, Plan LMP25744; Lots A/B, Plan 74004; Lots 1 & 2, Plan 74089; Lot 1, Plan LMP18353; all of D.L. 98, Grp. 1, NWD

From: 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 6900 - 7100 blocks of Dunblane Avenue and the east side of Nelson Avenue.

5. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 30, 1996" - BYLAW NO. 10384

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit commercial schools to locate in the C2 District.

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, 1996 May 07 to Tuesday, 1996 May 21.

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

D.R. Comis
CITY CLERK

REPORT
1996 MAY 21

CITY OF BURNABY

ADVISORY PLANNING COMMISSION

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

RE: PROPOSED ZONING BYLAW AMENDMENTS

Recommendation:

"THAT this report be received for information purposes."

REPORT

The Advisory Planning Commission met on Thursday, 1996 May 16 to review the proposed Zoning Bylaw Amendments which appear on the agenda for the Public Hearing (Zoning) scheduled for 1996 May 21 at 7:30 p.m.

The Advisory Planning Commission wishes to advise that it SUPPORTS the following Zoning Bylaw Amendments, namely:

"Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 1996"
- Bylaw No. 10374, Rezoning Reference #2/96

"Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 27, 1996"
- Bylaw No. 10375, Rezoning Reference #3/96

"Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 1996"
- Bylaw No. 10376, Rezoning Reference #12/96

"Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 29, 1996"
- Bylaw No. 10377, Rezoning Reference #17/96

"Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 30, 1996"
- Bylaw No. 10384, Text Amendment

Ashak Dhanani
CHAIRPERSON