

1996 JANUARY 23

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1996 January 23 at 7:30 p.m.

PRESENT: Councillor D.A. Lawson, (In the Chair)
Councillor D.P. Drummond
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor L.A. Rankin (arrived at 7:37 p.m.)
Councillor J. Young

ABSENT: His Worship, 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 7:36 p.m.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR DRUMMOND:

"THAT Councillor Doreen Lawson, be appointed to serve in the capacity of Chair for this Public Hearing."

CARRIED UNANIMOUSLY

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 1995" - BYLAW NO. 10302

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to clarify regulations and development practice related to vehicular parking and access.

No one appeared in connection with this Text Amendment.

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The Advisory Planning Commission wish to advise Council that following its consideration of this Text Amendment, a decision was reached to support Bylaw No. 10302.

The Director Planning and Building advised that after consultation with the City Solicitor some minor refinements were necessary for wording of the bylaw the text of change is as follows:

“(2) Multiple family dwelling - If a building is four storeys or more, at least 35 percent of visitor parking spaces shall be at surface level. Visitor parking shall be identified by a sign with the words ‘Visitor Parking Only’, shall be at a location that is safe, convenient and easily found and shall not be limited in its use by security gates or fencing.”

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

MOVED BY COUNCILLOR DRUMMOND:

SECONDED BY COUNCILLOR YOUNG:

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10302 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 1, 1996" - BYLAW NO. 10325

Rezoning Reference #14/95

4488 Halifax Street - located one lot west of Willingdon Avenue and has frontage on both Halifax Street and Buchanan Street.

Pcl. "B", D.L. 119, Plan RP 62766

From: CD Comprehensive Development District (based on the C2 Community Commercial District guidelines)

1996 JANUARY 23

To: Amended CD Comprehensive Development District (based on C3 General Commercial District guidelines and in accordance with the Development Plan prepared by Raymond Ching Architect & Associates)

The purpose of the proposed zoning bylaw amendment is to permit the development of a two-storey commercial building to include a charitable casino on the second floor.

A letter dated 1996 January 23 was received from Jane Overton, #102 - 4430 Halifax Street, Burnaby, B.C., V5C 5R4 supporting only one aspect of the proposed rezoning, that being the provision of a landscaped pedestrian walkway along the western boundary of 4488 Halifax Street.

A letter dated 1996 January 19 was received from G.R. Averill, Manager Real Estate Operations of the Toronto-Dominion Bank, Vancouver, B.C. advising that the Toronto-Dominion have no reason to object to the rezoning application but do object to the condition proposed to the applicant under Section 3.8 of the report whereby they are required to provide a written consent to the future closure of Buchanan Street to the east of the subject site.

A letter dated 1996 January 23 was received from Paulene Mudracoff, Director, Burnaby Heights Residents' Association c/o #201 - 3961 Albert Street, Burnaby, B.C. V5C 2E2 advising that the Burnaby Heights Residents' Association is opposed to the rezoning application as it includes a gambling establishment. The writer suggests that the establishment of a gambling facility in a family-type area such as Brentwood is totally inappropriate.

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 Bylaw No. 10325.

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 No. 14/95, Bylaw No. 10325 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 2, 1996" - BYLAW NO. 10326

Rezoning Reference #38/95

6588 Southoaks Crescent - located on the south side of Southoaks Crescent just south of the recently constructed Kingsway and Southoaks Crescent intersection.

Lot 2, D.L. 96, Grp. 1, NWD, Plan 20410

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District to accommodate the specific project density and use and in accordance with the development plan entitled "Tudor Grove at Ridgemoor" prepared by Graham F. Crockart Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a phased stacked townhousing project.

Norm Cote representing the applicant, Adera Group of Companies, #700 - 1111 Melville Street, Vancouver appeared before Council 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 Bylaw No. 10326.

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 No. 38/95, Bylaw No. 10326 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 3, 1996" - BYLAW NO. 10327

Rezoning Reference #42/95

7230/36/42/48/54 - 18th Avenue - located on the southeast side of 18th Avenue between 16th Street and Britton Street

Lot 39, Plan 1152; Lots 20/21/22/23, Plan 1915, all of D.L. 95, Grp. 1, NWD

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the Development Plan entitled "18th Avenue: 35 Units Townhouse" prepared by Gomberoff-Policzer Architects)

The purpose of the proposed zoning bylaw amendment is to permit a 35 unit townhouse development with underground parking.

A letter dated 1996 January 21 was received from Carmela Santo, owner of 7274 - 18th Avenue, Burnaby expressing concern regarding the consolidation of properties within her block to ensure that no home owner is left out of future development.

Mr. Gomberoff, Architect for the proposed development appeared before Council and offered some artistic renderings of the proposed 35 unit townhouse development and extending his willingness to respond to any questions regarding the proposal from Council or the public.

Robert Gee, representing the owner of 7262 - 18th Avenue, Burnaby appeared before Council with a number of questions concerning the overall re-development of the block and how it will affect adjacent properties.

Mr. D.G. Stenson, Director Planning and Building provided the speaker with a brief overview of the proposed development for this block in the context of the Edmonds Town Centre Plan. Mr. Stenson also explained that, while such elements as density and size of the developments are subject to the guide plan for the area, issues of lot consolidation and timing are dependent on the marketplace.

Councillor Young retired from the Public Hearing at 7:56 p.m.

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In response to a query from Mr. Gee regarding sun shading, Mr. Gomberoff, Architect for the project, presented drawings showing how the buildings have been situated on the site to create as little shading as possible. Mr. Gomberoff did not feel there would be any effect of shadowing on adjacent properties.

In conclusion, Mr. Gee requested that consideration be given to having parking access to the development at the centre of the development rather from the end.

Antero Uunila, 7223 - 17th Avenue, Burnaby appeared before Council to express concern about the proposed development. The speaker wanted assurance that lane access will not be blocked by construction of the project. Mr. Uunila also expressed concern about noise and debris from the construction site.

Councillor Young returned to the Council Chamber at 8:01 p.m. and took his place at the Council table.

Mr. D.G. Stenson, Director Planning and Building advised that the lane, as a result of this rezoning, will be extended slightly to allow even better access for the speaker. Mr. Stenson undertook to advise the appropriate departments of the speaker's concerns regarding construction noise and debris and further advised he would address to concerns regarding road patterns in the Edmonds area in a report to Council.

Keith Tripp, 7204 - 18th Avenue, Burnaby appeared before Council to advise he shared many of the previous speaker's concerns especially with regard to noise. Mr. Tripp also expressed concern that there are more townhouse developments proposed for this area than was originally planned.

Paul Djurasaj, 7243 - 17th Avenue, Burnaby appeared before Council and advised that he supports the concerns expressed by his neighbours. In particular, the speaker cited noise, dust, and the height of the proposed development as his primary concerns.

Antero Uunila, 7223 - 17th Avenue, Burnaby again appeared before Council and asked whether there would be access to this development from the lane and, further, whether any portion of building would overhang into the side yard?

In response, Mr. D.G. Stenson, Director Planning and Building advised that there will be no access to the underground parking from the lane and that the rear yard is to be landscaped with no planned access to the lane. Mr. Stenson further advised that there will be some projections on the lower portion of the building that will hang into the side yard.

Steve Kurrein, Narland Properties Ltd. the applicant for the subject rezoning application, appeared before Council and addressed many of the issues and concerns expressed by the previous speakers. The speaker advised that the contractor will comply with all City bylaws with regard to noise and construction activity and a letter will be sent to all adjacent properties advising of the construction start and providing a telephone number to which all complaints and inquiries may be sent. With regard to the lane, Mr. Kurrein advised that they will undertake to keep the lane free and clear and no pedestrian or vehicular access will be permitted to the lane.

The Advisory Planning Commission wish to advise Council following its consideration of this rezoning application, a decision was reached to support Bylaw No. 10327.

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 No. 42/95, Bylaw No. 10327 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 4, 1996" - BYLAW NO. 10328

Rezoning Reference #43/95

3906 and 4204 Albert Street - the two sites are located a block north of Hastings Street, at the southwest corners of Albert Street and Carleton Avenue and Ingleton Avenue, adjacent to the commercial area as designated in the Hastings Street Area Plan.

Lot A, D.L. 116, Plan LMP111961; Lots 1 & 2, Blk. 7, D.L. 121, Plan 1054, all of Grp. 1, NWD

From: R5 Residential District

To: CD Comprehensive Development District (based on P8 Parking District and the Hastings Street Area Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the development of two surface public parking lots.

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Claudia Campana, representing the Heights Merchants Association, 4011 Hastings Street, Burnaby appeared before Council to express the Association's support for the rezoning proposal as it offsets the lack of parking available for residents who wish to shop on Hastings Street.

Councillor Rankin retired from the Council Chamber at 7:37 p.m.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application a decision was reached to support Bylaw No. 10328.

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 No. 43/95, Bylaw No. 10328 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 1996" - BYLAW No. 10329

Rezoning Reference #45/95

Ptn. of 8700 Glenlyon Parkway - located on the northwest corner of Glenlyon Parkway and North Fraser Way.

Ptn. Lot A, D.L. 164, Grp. 1, NWD, Plan LMP 22899

From: CD Comprehensive Development District (based on M2 General Industrial and M5 Light Industrial Districts)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial use and density and Glenlyon Concept Plan guidelines and in accordance with the Development Plan entitled "Future Shop Head Office Facility" prepared by Christopher Bozyk Architects)

The purpose of the proposed zoning bylaw amendment is to provide for the establishment of a head office and staff training facility.

A memorandum dated 1996 January 17 was received from the Director Planning and Building advising of minor amendments to specific CD Plans requested by the applicant. These changes are as follows:

- “1. The addition of 1805 sq. metres (19,420 sq. ft.) of office to the second floor mezzanine level which will now total 4,605 sq. metres (49,555 sq. ft.). The total area of the building will now be 12,967 sq. metres (139,570 sq. ft.).
2. Floor area ratio will be increased from 0.34 to 0.39.
3. Required parking will be increased from 243 spaces to 283 spaces.”

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 Bylaw No. 10329.

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 No. 45/95, Bylaw No. 10329 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 1995" - BYLAW NO. 10330

Rezoning Reference #49/95

5615/27/32/37/44/49/56/59/68/71/80/81/92/93/5707 Carson Street;
5615/20/27/32/37/44/49/56/59/68/71/80/81/92/93/5705/08/15/27/47 Ewart Street;
5607/21/35/49/63/77/91 Keith Street; 8090/8112/62/8228/76 MacPherson Avenue;
5607/08/19/20/31/32/43/44/55/56/67/68/80/86 Patrick Street - generally bounded by Ewart Street to the north, John Mathews Creek Ravine to the east, Keith Street to the south, and MacPherson Avenue to the west

Lots 12/13/14/15/16/17/18/19/20/2/3/4/5/6/1/11, Blk. 17, Plan 13797; Lots 21/22/23/24/25/26, Blk. 10, Plan 13797; Lots 14/15/16/17/18/19/20/21/22/23/24/13, Blk. 18, Plan 13797; Lot "A", Blk. 17, Plan 14034; Lot "B", Plan 14034; Lot 1, Plan LMP22358; Lot "C", Plan 16876; Lots "A"/"B"/"C"/"D"/"E"/"F", Plan 14550; Lot 74, Plan 28750; Pcl. One (BY53979E), lot "A", Plan 12895; South Half Lot "A", Plan 12895; Lots 16/17/18/19/20, Blk. 10, Plan 11705; Lots 17/17/18/19/20, Blk. 9, plan 11705; Lot 72, Plan 27653; Lot 5, Blk. 9, Plan 2103; Lots 97/98, Plan 42786; ALL OF D.L. 159, GRP. 1, NWD

From: R2 Residential District

To: R10 Residential District

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

A letter dated 1995 October 19, was received from Nick Mihailoff, 8090 MacPherson Avenue, Burnaby, B.C., V5J 4P6 expressing strong opposition to the proposed rezoning.

A undated letter was received from Stan and Shirley Gozjolko, 5649 Keith Street, Burnaby, B.C., V5J 3C4, expressing opposition to the proposed rezoning of the total identified area.

A letter dated 1996 January 16, was received from Patrick Yu, 5649 Ewart Street, Burnaby, B.C., V5J 2W8, advising he wishes to change his previous vote in favour of R10 to against.

A letter dated 1996 January 13, was received from Marc Richard, 5637 Ewart Street, Burnaby, B.C., V5J 2W8, expressing opposition to any change from R2 zoning.

A letter dated 1996 January 15, was received from Mary Pasternak, 5708 Ewart Street, Burnaby, B.C., V5J 2W7, advising she is no longer in favour of the rezoning proposal and wishes to remain with R2 zoning.

A letter dated 1996 January 23, was received from D.C. Malcolm, 5608 Patrick Street, Burnaby, B.C., V5J 3B3, advising he has withdrawn his support for the proposed R10 zoning and requests the area remain as R2.

A letter dated 1996 January 23, was received from John Baillie, 5692 Ewart Street, Burnaby, B.C., V5J 2W7, expressing support for the rezoning and providing an information package for Council reference.

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A letter dated 1996 January 23, was received from Dan Skalnik, 5681 Ewart Street, Burnaby, B.C., providing a petition with 14 signatures of area residents who do not want the zoning changed to R10 but left at R2. Also attached to Mr. Skalnik's letter were copies of correspondence already noted previously in this Public Hearing.

Councillor Rankin returned to the Council Chamber at 8:29 p.m. and took his place at the Council table.

Councillor Drummond retired from the Council Chamber at 8:29 p.m. and did not return to the meeting.

Dan Skalnik, 5681 Ewart Street, Burnaby, B.C., appeared before Council and advised that he was opposed to the rezoning. The speaker suggested that since many of the petitioners for the application have now reversed their support there is no longer a majority of residents in favour of the proposal and it should be defeated.

Dave Shirley, 4620 Patrick Street, Burnaby appeared before Council to advise that although he had originally supported the rezoning he no longer did. The speaker explained that he had recently undertaken a renovation to his home which would not comply with the height restrictions of the new R10 zone. Mr. Shirley was of the opinion that because most of the lots in the neighbourhood were on a slope the height restrictions of the R10 zone were not appropriate.

In conclusion, Mr. Shirley suggested that it is not so much the height of new houses that people objected to but rather the style.

D. Macura, 5632 Patrick Street, Burnaby appeared before Council to advise that while he too had originally petitioned for a zone change he now wished to stay with R2 zoning designation.

Nick Mahailoff, 8090 MacPherson Avenue, Burnaby appeared before Council to strongly oppose the proposed rezoning. Mr. Mahailoff advised he would be located in an area surrounded by larger, taller homes and would be severely restricted in his ability to improve his home. The speaker concluded that it is too late for restrictions to be placed on redevelopment in this area.

Wendy Hinestrosa, 5644 Carson Street, Burnaby appeared before Council to express strong support for the proposed rezoning change. The speaker considers the large homes, on small lots with no trees or landscaping, being built as intrusive to the neighbourhood.

Larry Marshall, 5649 Carson Street, Burnaby appeared before Council and advised he was in favour of the rezoning proposal. It was the speaker's opinion that the homes being built under the current zone will destroy the views and nature of the neighbourhood.

Wilson Ma, 5659 Carson Street, Burnaby appeared before Council to express his opposition the proposed rezoning application. It was Mr. Ma's opinion that property would be devalued by the zoning change. Mr. Ma also advised that the steep slope of the neighbourhood would keep the view from being blocked by newer homes.

Mike Yang, owner of 5705 Ewart Street, Burnaby appeared before Council and advised he was opposed to the rezoning change. The speaker feels that the proposed height restrictions would reduce the type of home he could build and does not feel that view will be blocked.

Robert Paulley, 5632 Carson Street, Burnaby appeared before Council to advise he supports the rezoning proposal. Mr. Paulley suggested that new homes are being built which are more suitable to a flat surface lot rather than the hillside of this neighbourhood. The speaker feels that houses can be made larger without being higher and that the new homes have blocked his view.

Stan Gozjolko, 5649 Keith Street, Burnaby appeared before Council and advised he was not in favour of the proposed R10 zone. The speaker feels the resale value of the properties in the neighbourhood would decrease.

John Baillie, 5692 Ewart Street, Burnaby appeared before Council and advised that he was one of the initiating petitioners and was in favour of the proposed R10 zone change.

Mr. Baillie referred to an information package that he had submitted for Council's information (a copy of which is on file in the City Clerk's Office) and pointed out photographs which show the obstructed views in the neighbourhood. The speaker felt that the streetscape and views of the neighbourhood are its selling features. Mr. Baillie also referred to a letter included in his package which was written by a resident to other area homeowners (on Royal LePage real estate letterhead) suggesting that the zone change limits investment and suggested that this had influenced some residents to withdraw their support for the rezoning. Mr. Baillie advised that there was no verification that properties would devalue because of the zone change.

Lynne Lenniq, 5668 Ewart Street, Burnaby appeared before Council to express support for the rezoning change. The speaker agreed with an earlier suggestion that design issues are more relevant to people's concerns, however, she sees this proposal as the only opportunity to preserve the streetscape of the neighbourhood. Ms. Lenniq suggested that many of new, large homes that have been built in the neighbourhood recently have already been re-sold and will probably be re-sold again and again. In conclusion, the speaker advised that the value of large homes is in the ground, but that value of her home is in the neighbourhood and setting.

Ernie Frost, 5627 Ewart Street, Burnaby appeared before Council and advised that he was in favour of the proposed rezoning application. Mr. Frost considers the view an important asset to the neighbourhood and sees the introduction of large houses as being detrimental to the area.

Lina Tang, 5707 Carson Street, Burnaby appeared before Council to express opposition to the proposed R10 zone. The speaker considers trees, rather than large homes, to be the problem with the view. Ms. Tang also advised that as most homes in the neighbourhood are over 40 years old need and need to be replaced they should be allowed to build a more modern style of home.

Shirley Gozjolko, 5649 Keith Street, Burnaby appeared before Council to express opposition to the proposed R10 zone. The speaker advised that when the original petition was circulated requesting a zoning change most people did not understand what changes could occur.

Ken Tang, 5707 Carson Street, Burnaby appeared before Council to express his opposition to the R10 zone and advised he wished to maintain the R2 zoning designation.

Deryl Fell, 5727 Ewart Street, Burnaby appeared before Council and advised he was opposed to the R10 zone. Mr. Fell did not feel that one small area should be subject to restrictions while the rest of the South Slope was not.

Carol Geddes, 5747 Ewart Street, Burnaby appeared before Council to express support for the rezoning proposal. The speaker advised she had purchased her home for the view, however, the neighbourhood was losing views due to the construction of large homes. The speaker does not feel the larger homes add to character of the neighbourhood but could result in increased taxes to everyone.

David Chen, 5715 Ewart Street, Burnaby appeared before Council to express his opposition to the proposed R10 zone.

Lorne Gauthier, 5644 Ewart Street, Burnaby appeared before Council to express support for the proposed rezoning. The speaker feels the introduction of large homes to the area is forcing existing homeowners out of the neighbourhood. Mr. Gauthier concluded that he would prefer to see smaller homes, more reasonably priced and more attainable, being built as replacement stock.

Dave Malcom, 5608 Patrick Street, Burnaby appeared before Council and advised that, although he too had initially supported the zone change, he now wishes to keep the R2 zoning designation. The speaker felt that the conditions of the R10 zone were too restrictive. Mr. Malcom did suggest that he would consider some other zoning option if one were available; however, he does not consider the R10 zone appropriate for this area.

Marc Richard, 5637 Ewart Street, Burnaby appeared before Council to express opposition to the rezoning proposal. The speaker considers trees to be more of a problem to the view than houses and is opposed to anything that may hinder growth and redevelopment of the neighbourhood.

Mei Hsuen, 5656 Carson Street, Burnaby appeared before Council to express opposition to the proposed rezoning. The speaker advised she would prefer to keep the R2 zoning designation for her neighbourhood.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR YOUNG:

“THAT this Public Hearing do now recess.”

CARRIED UNANIMOUSLY

The Public Hearing recessed at 9:37 p.m.

MOVED BY COUNCILLOR YOUNG:
SECONDED BY COUNCILLOR EVANS:

“THAT this Public Hearing do now reconvene.”

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 9:45 p.m. with His Worship, Mayor W.J. Copeland and Councillors Drummond, Corrigan and Redman absent.

John Lenni, 5668 Ewart Street, Burnaby appeared before Council to express his support for the proposed R10 zone. Mr. Lenni is opposed to the large homes currently being built under the existing R2 zone.

Rebecca Threlfall, 5632 Ewart Street, Burnaby appeared before Council in support of the proposed zoning change. The speaker would like the character of the neighbourhood preserved.

Lorne King, 5671 Ewart Street, Burnaby appeared before Council expressing support for the rezoning application. The speaker considers the R10 zone to be a stop-gap measure with an aim to preserve the character of the neighbourhood.

Mary Pasternak, 5708 Ewart Street, Burnaby appeared before Council in support of the proposed zoning change. The speaker advised that she likes her neighbourhood the way it is and would like it preserved.

Christopher Cohoon, 5659 Ewart Street, Burnaby appeared before Council and expressed opposition to the proposed zoning change.

Dan Skalnik, 5681 Ewart Street, Burnaby again appeared before Council and referred to comments made previously by a speaker concerning a letter circulated to area residents from Royal LePage. Mr. Skalnik advised that the comments in the letter were his own and in no way reflected the opinion of Royal LePage. The speaker acknowledged it was poor judgement on his part to use his firm's letterhead and wanted it clarified that it was his own personal opinion expressed in the letter.

Mr. Skalnik went on to agree with comments made by some speakers that design of new homes may be more of an issue than size; however he believes the R10 zone limits the marketability of his property and places a ceiling on his investment. In conclusion, Mr. Skalnik reiterated his opposition to the proposed zone change.

John Baillie, 5692 Ewart Street, Burnaby again appeared before Council to repeat his opinion that some area residents were misled by Mr. Skalnik's letter.

Larry Marshall, 5649 Carson Street, Burnaby again appeared before Council to advise that many residents did not attend the Public Hearing because they had made their view known when completing the questionnaire.

Wilson Ma, 5649 Carson Street, Burnaby appeared before Council to stress his opinion that the value of properties will go down under R10 zoning and he prefers the marketability the current zoning provides.

Dave Shirley, 4620 Patrick Street, Burnaby again appeared before Council and queried what percentages were required to implement a zoning change.

In response, Councillor L.A. Rankin, outlined the procedure followed by the Housing Committee when addressing requests for rezoning initiated by area residents. Councillor Rankin also advised that the percentage system is used only in deciding whether a rezoning shall proceed to the Public Hearing phase and from there on Council will make the decision based on the input received through the Public Hearing process.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to support Bylaw No. 10330.

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

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MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR YOUNG:

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10330 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

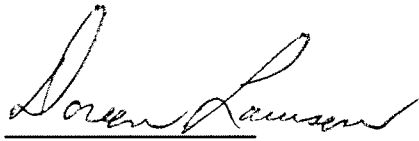
MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 10:05 p.m.

Confirmed: Certified Correct:


MAYOR (ACTING)


DEPUTY CITY CLERK

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 JANUARY 23 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. 47, 1995" - BYLAW NO. 10302

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to clarify regulations and development practice related to vehicular parking and access.

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 1, 1996" - BYLAW NO. 10325

Rezoning Reference #14/95

4488 Halifax Street - located one lot west of Willingdon Avenue and has frontage on both Halifax Street and Buchanan Street

Pcl. "B", D.L. 119, Plan RP62766

From: CD Comprehensive Development District (based on the C2 Community Commercial District guidelines)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District guidelines and in accordance with the Development Plan prepared by Raymond Ching Architect & Associates)

The purpose of the proposed zoning bylaw amendment is to permit the development of a two-storey commercial building to include a charitable casino on the second floor.

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 2, 1996" - BYLAW NO. 10326

Rezoning Reference #38/95

6588 Southoaks Crescent - located on the south side of Southoaks Crescent just south of the recently constructed Kingsway and Southoaks Crescent intersection.

Lot 2, D.L. 96, Grp. 1, NWD, Plan 20410

From: CD Comprehensive Development District (based on RM3 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM3 Multiple Family Residential District to accommodate the specific project density and use and in accordance with the development plan entitled "Tudor Grove at Ridgemont" prepared by Graham F. Crockart Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a phased stacked townhousing project.

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 3, 1996" - BYLAW NO. 10327

Rezoning Reference #42/95

7230/36/42/48/54 - 18th Avenue - located on the southeast side of 18th Avenue between 16th Street and Britton Street

Lot 39, Plan 1152; Lots 20/21/22/23, Plan 1915, all of D.L. 95, Grp. 1, NWD

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District use and density and in accordance with the Development Plan entitled "18th Avenue: 35 Units Townhouse" prepared by Gomberoff-Policzer Architects)

The purpose of the proposed zoning bylaw amendment is to permit a 35 unit townhouse development with underground parking.

5. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 4, 1996" - BYLAW NO. 10328

Rezoning Reference #43/95

3906 and 4204 Albert Street - the two sites are located a block north of Hastings Street, at the southwest corners of Albert Street and Carleton Avenue and Ingleton Avenue, adjacent to the commercial area as designated in the Hastings Street Area Plan

Lot A, D.L. 116, Plan LMP11961; Lots 1 & 2, Blk. 7, D.L. 121, Plan 1054, all of Grp. 1, NWD

From: R5 Residential District

To: CD Comprehensive Development District (based on P8 Parking District and the Hastings Street Area Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the development of two surface public parking lots.

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 5, 1996" - BYLAW NO. 10329

Rezoning Reference #45/95

Ptn. of 8700 Glenlyon Parkway - located on the northwest corner of Glenlyon Parkway and North Fraser Way

Ptn. Lot A, D.L. 164, Grp. 1, NWD, Plan LMP22899

From: CD Comprehensive Development District (based on M2 General Industrial and M5 Light Industrial Districts)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District use and density and Glenlyon Concept Plan guidelines and in accordance with the Development Plan entitled "Future Shop Head Office Facility" prepared by Christopher Bozyk Architects)

The purpose of the proposed zoning bylaw amendment is to provide for the establishment of a head office and staff training facility.

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 1995" - BYLAW NO. 10330

Rezoning Reference #49/95

**5615/27/32/37/44/49/56/59/68/71/80/81/92/93/5707 Carson Street; 5615/20/27/32/37/44/
49/56/59/68/71/80/81/92/93/5705/08/15/27/47 Ewart Street; 5607/21/35/49/63/77/91
Keith Street; 8090/8112/62/8228/76 MacPherson Avenue; 5607/08/19/20/31/32/43/44/55/
56/67/68/80/86 Patrick Street** - generally bounded by Ewart Street to the north, John
Matthews Creek Ravine to the east, Keith Street to the south, and MacPherson Avenue to
the west

Lots 12/13/14/15/16/17/18/19/20/21/22/23/24/25/
26, Blk. 10, Plan 13797; Lots 14/15/16/17/18/19/20/21/22/23/24/13, Blk. 18, Plan 13797;
Lot "A", Blk. 17, Plan 14034; Lot "B", Plan 14034; Lot 1, Plan LMP22358; Lot "C", Plan
16876; Lots "A"/"B"/"C"/"D"/"E"/"F", Plan 14550; Lot 74, Plan 28750; Pcl. One
(BY53979E), Lot "A", Plan 12895; South Half Lot "A", Plan 12895; Lots 16/17/18/19/20,
Blk. 10, Plan 11705; Lots 16/17/18/19/20, Blk. 9, Plan 11705; Lot 72, Plan 27653; Lot 5,
Blk. 9, Plan 2103; Lots 97/98, Plan 42786; ALL OF D.L. 159, GRP. 1, NWD

From: R2 Residential District

To: R10 Residential District

The purpose of the proposed zoning bylaw amendment is to limit the permitted bulk and
height 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, 1996 January 09 to
Tuesday, 1996 January 23.

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

D.R. Comis
CITY CLERK