

1996 JULY 23

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

PRESENT: Mayor W.J. Copeland (In the Chair)  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor L.A. Rankin  
Councillor C. Redman  
Councillor J. Young

ABSENT: Councillor D.R. Corrigan  
Councillor D.P. Drummond  
Councillor D.A. Lawson

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

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

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 43, 1996" - BYLAW NO. 10419

Rezoning Reference #22/96

Ptn. 4553/4561 Kingsway, Ptn. 5921 Pioneer Avenue, Ptn. 4554 Grange Street - located on the south side of Grange Street, one-half block east of Willingdon Avenue at McKay Avenue

Ptn. Pcl. A (Exp. Pl. 12545) Except: Pcl. One (Exp. Pl. 14377) of Lot 4, Plan 783; Ptn. Pcl. B (Ref. Pl. 9989) Except: Firstly: Part (Exp. Pl. 10218), Secondly: Pcl. A (Exp. Pl. 12545) of Lot 4, Plan 783; Ptn. Lot 118, Plan 44385; Ptn. Pcl. One (Exp. Pl. 14377) of Pcl. A, (Exp. Pl. 12545), Lot 4, Plan 783; all of D.L. 153, Grp. 1, NWD

From: CD Comprehensive Development District (based on RM5 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and in accordance with the development plan entitled "The Dynasty Phase 2" prepared by Hamilton Wensley Architects)

The purpose of the proposed zoning bylaw amendment is to permit the development of a high-rise apartment tower.

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Councillor Doug Evans advised that he had been asked by citizens in the gallery for clarification on the status of Hazel Street relative to the subject site and also whether provision has been made to control dust and clean streets during construction.

In response, Mr. D.G. Stenson, Director Planning and Building advised that, at present Hazel Street does not extend past McKay Avenue, however, an interim road alignment is provided for through the rezoning of an adjacent site with permanent construction to take place on all three sites after rezoning and demolition of the adjoining hotel. Mr. Stenson further advised that administration of a construction project includes standard procedures such as provision for maintenance of streets and sediment control, including a truck wash.

Mr. James Lawrence, 4603 Hazel Street, Burnaby, appeared before members of Council to express his concern about traffic control in the subject area. The speaker advised that vehicles exiting Eatons Centre, not permitted to turn left on Kingsway, travel up Sussex Avenue, turn left onto Hazel Street and re-access Kingsway, subsequently creating problems for residents at McKay and Hazel. Mr. Lawrence was concerned that the proposed design will allow cars to turn left from the proposed cul-de-sac onto Pioneer and back to Kingsway. The speaker suggested that no left turns be permitted from Sussex Avenue onto Hazel Street.

Council requested staff prepare a report on the feasibility of closing the proposed cul-de-sac to Pioneer Avenue and advised the speaker that the proposed left turn restriction at Sussex and Hazel will be investigated by the Traffic and Transportation Committee.

Mr. G. Higgo, 4603 Hazel Street, Burnaby appeared before members of Council to express his distress at the possible loss of his view after construction of the proposed tower. The speaker advised that he was not aware of the long term proposed use of the site.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #22/96, Bylaw No. 10419.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Rezoning Reference #22/96, Bylaw No. 10419 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 36, 1996" - BYLAW NO. 10398

TEXT AMENDMENT

The purpose of the proposed Text Amendment is to permit home occupation uses in more zoning districts.

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, Eylaw No. 10398.

No one appeared in connection with this Text Amendment.

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 10398 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY HERITAGE DESIGNATION BYLAW NO. 2, 1996"  
BYLAW NO. 10423

5573 Buckingham Avenue

Lot 1, D.L. 85, Plan LMP26682

The purpose of the proposed Heritage Designation Bylaw is to designate the "J.D. Shearer House" a protected heritage property.

The Clerk advised that the Director Planning and Building recommends the following amendment be made to Bylaw No. 10423, Burnaby Heritage Designation Bylaw No. 2, 1996, by adding thereto, immediately after section 2 the following section:

"3. A heritage alteration permit is not required

- (a) for the addition of a 460 square foot garage with 271.38 square feet of space above the garage on the westerly side of the house,
- (b) for the addition of 404.12 square feet of space to the southern side of the house,  
and

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(c) for the addition of 66.42 square feet of space on the easterly side of the house, all in accordance with the building plan prepared by Oscar Woodman Design entitled "Renovation and Additions to Existing Dwelling" dated January 1996 which plan is deposited at the office of the Director Planning and Building at Burnaby City Hall."

There were no further submissions received in connection with Burnaby Heritage Designation Bylaw No. 2, 1996.

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR YOUNG

"THAT this Public Hearing relating to Burnaby Heritage Designation Bylaw No. 2, 1996 , Bylaw No. 10423 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:53 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I

CITY OF BURNABY  
ZONING BYLAW AMENDMENTS  
AND HERITAGE DESIGNATION BYLAW 1996  
PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 1996 JULY 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" and Heritage Designation Bylaw No. 2, 1996 :

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 43, 1996" - BYLAW NO. 10419

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BYLAW NO. 10423

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The purpose of the proposed Heritage Designation Bylaw is to designate the "J.D. Shearer House" a protected heritage property.

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 July 09 to Tuesday, 1996 July 23.

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

D.R. Comis  
CITY CLERK