

1996 SEPTEMBER 24

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1996 September 24 at 7:30 p.m.

PRESENT: Councillor D.R. Corrigan (In the Chair)  
Councillor D.P. Drummond  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor L.A. Rankin  
Councillor C. Redman  
Councillor J. Young

ABSENT: Mayor W.J. Copeland  
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 7:33 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 50, 1996" - BYLAW NO. 10446

Rezoning Reference #18/96

Portion 8888 Barnet Highway (northwest of 8900 Nelson Way) SFU Discovery Parks Site - located within the Simon Fraser University Ring Road on Burnaby Mountain, just south of the university campus.

Lot 145, Except: Firstly part dedicated road on Pl. LMP18081; Secondly: part dedicated road on Pl. LMP18082; Thirdly: part dedicated road on Pl. LMP18083; D.L.'s 101/02/141/44/47/209/10/11/12/13/14, Grp. 1, NWD, Plan 27774

From: CD Comprehensive Development District

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and P2 Administration and Assembly District and the Simon Fraser University Discovery Parks Community Plan (SFU Site) )

The purpose of the proposed zoning bylaw amendment is to permit the development of an ambulance dispatch centre and regional office within Discovery Parks (SFU Site).

Peter Clarke, 3350 Douglas Street, Victoria, B.C., representing the applicant, B.C. Buildings Corporation, appeared before the members of Council to explain the changes in this application from the one previously submitted to Council for this site. Mr. Clarke explained that this application is substantially reduced in size and is strictly to serve a dispatch function.

The speaker advised that, in response to Council's concern about an unsightly antennae being erected, a reconfigured antennae is now proposed which will be tucked in behind existing buildings. Mr. Clarke also advised that the number of parking spaces has been reduced from the previous application in order to reduce the effect of water runoff.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #18/96, Bylaw No. 10446.

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 #18/96, Bylaw No. 10446 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 51, 1996" - BYLAW NO. 10447

Rezoning Reference #31/96

6423 and 6437 Canada Way - located on the southwest side of Canada Way between Stanley Crescent and Morley Drive

Lots "B" and "C", D.L. 91, Plan 18487

From: R1 Residential District

To: R2 Residential District

The purpose of the proposed zoning bylaw amendment is to permit subdivision into three residential lots.

Jim and Lindy McQueen, 6357 Canada Way, Burnaby appeared before the members of Council to express their opposition to the rezoning proposal. The speakers were concerned that R2 zoning would impact negatively on property values and the single family atmosphere of the neighbourhood. Mr. and Mrs. McQueen also expressed concern that illegal suites may be built into the new houses, resulting in increased traffic and parking problems in the neighbourhood.

A copy of Jim and Lindy McQueen's presentation is on file in the office of the City Clerk.

Abed Mustafa, 5510 Spruce Street, Burnaby, applicant for the rezoning, appeared before Council in support of the proposal. Mr. Mustafa advised that as a developer and builder he adheres to all City guidelines with regard to suites and that he has no control over what changes a purchaser of a home may make to the house after it is sold. Mr. Mustafa suggested that if the properties were developed with new homes under the existing zoning they could be built to full size and would be out of character with the neighbourhood. The speaker explained that houses built to the proposed R2 guidelines would be smaller and more in keeping with the existing homes in the area.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rezoning Reference #31/96, Bylaw No. 10447.

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 #31/96, Bylaw No. 10447 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR YOUNG

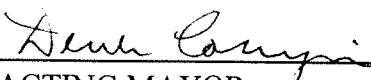
"THAT this Public Hearing (Zoning) do now adjourn."

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:45 p.m.

Confirmed:

Certified Correct:

  
ACTING MAYOR

  
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 SEPTEMBER 24 AT 7:30 P.M.

in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C., V5G 1M2, to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965":

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 50, 1996" - BYLAW NO. 10446

Rezoning Reference #18/96

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All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw.

The Director Planning and Building's reports and related information respecting the subject rezoning applications are available for public examination at the offices of the Planning Division, 3rd floor, in Burnaby City Hall.

Copies of the proposed bylaws may be inspected at the office of the City Clerk at 4949 Canada Way, Burnaby, B.C. from 8:00 a.m. to 4:45 p.m. weekdays from Tuesday, 1996 September 10 to Tuesday, 1996 September 24.

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

D.R. Comis  
CITY CLERK