

1998 JULY 28

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 1998 July 28 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)  
Councillor D.G. Evans  
Councillor D.N. Johnston  
Councillor D.A. Lawson (Arrived 7:35 p.m.)  
Councillor C. Redman  
Councillor J. Young

ABSENT: Councillor D.R. Corrigan  
Councillor L.A. Rankin  
Councillor N. M. Volkow

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

The Public Hearing was called to order at 7:34 p.m.

1. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 35, 1998" - BYLAW NO. 10779

Rezoning Reference #55/97

7543 and 7585 Kingsway - located on the south side of Kingsway, east of Stride Avenue

Lots 16 & 17, D.L. 29, Plan 9201; Lot 18, Blk. 2, D.L. 29, Grp. 1 NWD, Plan 3035

From: C4 Service Commercial, C7 Drive-In Restaurant and R5 Residential Districts

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District, the Edmonds Town Centre Plan guidelines and in accordance with the Development Plan entitled "Van City Enterprises Ltd. Proposed Housing for Burnaby Association for the Mentally Handicapped" prepared by Davidson Yuen Simpson Architects)

The purpose of the proposed zoning bylaw amendment is to permit a 45 unit non-profit low-rise housing development for families and people with disabilities.

A letter dated 1998 July 27 was received from Allen Hutton, 7304 14th Avenue, Burnaby advising that he feels a more suitable location could be found for this particular type of development.

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\*\* Councillor Lawson arrived at the Public Hearing at 7:35 p.m. and took her place at the Council table.

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 Rezoning Reference #55/97, Bylaw No. 10779.

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 #55/97, Bylaw No. 10779 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 36, 1998" - BYLAW NO. 10780

Rez. #98-17

5501/11/31/51/5647 Frances Street; 480/1/515/36/48/60 Ellesmere Avenue; 481/521/35 Holdom Avenue - bounded by Holdom Avenue and Howard Avenue, Frances Street and the commercial developments on the south side of Hastings Street  
Lots 53/54/55/56, Plan 27911; Lots 12/11/10/9/8/5/6/7, Blk. 3, Plan 1342; Lots A/B, Plan LMP2684; all of D.L. 127

From: R4 Residential District

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 subject area.

A letter dated 1998 July 21 was received from Henrik Chu and Helen Fu, 5531 Frances Street, Burnaby advising they are opposed to the subject proposal.

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A letter dated 1998 July 28 was received from Alex M. Smith, 5510 Frances Street, Burnaby advising he is adamantly opposed to the proposed rezoning application. The speaker noted several items of concerns with regard to the application.

An undated letter was received from Hubert Wagner, 5520 Frances Street, Burnaby expressing his concern and opposition to the proposed rezoning of the Frances/Ellesmere/Holdom area.

A petition containing 37 signatures was received in opposition to the rezoning application. The text of the petition is as follows:

"We the undersigned are strongly opposed to the proposed rezoning of Frances/Ellesmere/ Holdom Area from an R4 Residential District to an R12 Residential District."

Alex Smith, 5510 Frances Street, Burnaby appeared before members of Council to express his opposition to the proposed rezoning of the area bounded by Holdom Avenue, Howard Avenue and Frances Street. Mr. Smith read from his letter, previously noted as having been received, and outlined the following reasons for his opposition: 1. increased density of up to 40 to 50 families in the rezoned area; 2. destruction of quality of life for area residents; 3. decrease in property values for those homes not included in rezoning and; 3. degradation of bicycle route along Frances Street. In addition to these concerns Mr. Smith is also disturbed by the lack of notification and participation in the process by property owners outside of the affected area. The speaker suggested that these stakeholders should have been included in the entire process and have been placed at a disadvantage in preparing for this Public Hearing.

In conclusion, Mr. Smith asked Council to strike down the application in response to the points he has made so that area residents may continue to enjoy the benefits of living in an R4 zoned neighbourhood.

Hubert Wagner, 5520 Frances Street, Burnaby appeared before Council members to express his opposition to the subject rezoning application. The speaker advised that he circulated the petition presented to Council earlier and that, speaking on behalf of those residents and others who are away on vacation, area residents are totally opposed to this rezoning change. Mr. Wagner informed Council that his petition would have been much larger if there had been more time prior to the Public Hearing. One item of concern Mr. Wagner, pointed out, is the City's preference for lane access to new lots in order to reduce driveway crossings onto Holdom Avenue, resulting in increased traffic onto Frances Street, in front of neighbouring homes.

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Mrs. Calabrigo, 608 Howard Avenue, Burnaby appeared before Council to express opposition to the proposed zone change. The speaker is concerned that Council will base its decision only on the wishes of the affected property owners and asked that Council consider the impact on all area residents, the majority of which are opposed to the proposed change.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #98-17, Bylaw No. 10780.

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 Rez. #98-17, Bylaw No. 10780 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR YOUNG

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

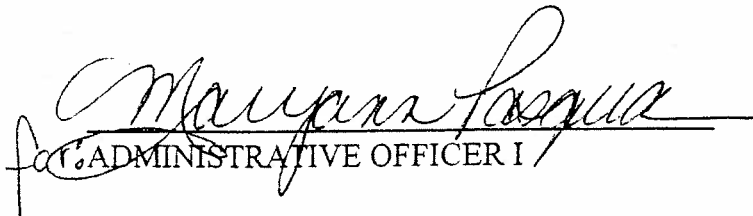
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:58 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I