

2000 MAY 30

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2000 May 30 at 7:30 p.m.

PRESENT: Mayor D.P. Drummond (In the Chair)  
Councillor G.R. Begin  
Councillor D.R. Corrigan  
Councillor D.G. Evans  
Councillor N.C Harris  
Councillor D.N. Johnston  
Councillor C.M.H. Redman  
Councillor N.M. Volkow

ABSENT: Councillor B.K. Der

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. 15, 2000" - BYLAW NO. 11098

Rez. #99-60

Ptn. of 5001 North Fraser Way

Lot: Ptn. of Lot 2, D.L. 162, 163 & 165, Group 1, NWD Plan LMP40993

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

To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District Use and Density and Glenlyon Concept Plan Guidelines and in accordance with the Development Plan entitled "Glendale Centre" by Christopher Bozyk Architects)

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

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #99-60, Bylaw No. 11098.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Rez. #99-60, Bylaw No. 11098 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 16, 2000" - BYLAW NO. 11099

Rez. #00-10

4238 Albert Street

Lot A, D.L. 121, Group 1, N.W.D. Plan LMP 44614

From: CD Comprehensive Development District (based on RM7 Hastings Village Multiple Family Residential District and the Hastings Street Area Plan)

To: Amended CD Comprehensive Development District (based on RM7 Hastings Village Multiple Family Residential District and the Hastings Street Area Plan and in accordance with the development plan entitled "Ambrosia Townhouses" prepared by DGBK Architects.)

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

An undated letter was received from Dah-Wai Ling, 4233 Albert Street, Burnaby advising the writer does not agree with the proposed zone change.

An undated letter was received from K.S. Seversen, 4219 Albert Street, Burnaby suggesting that the proposal for this site should be 2-1/2 stories maximum in height.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-10, Bylaw No. 11099.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez. #00-10, Bylaw No. 11099 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 17, 2000" - BYLAW NO. 11100

Rez. #00-13

4568, 4610/40 Grafton St., 5801/10/21/31/36/43/50/55/64/67/87 Pioneer Ave.,  
5807/19/22/31/34/43/44/54/55/60 Elsom Ave.,  
5808/26/27/37/44/47/48/54/57/62/70/77/80/90/93/98, 5910 Booth Ave.,  
5807/21/29/41/57/75/91, 5907 Sussex Ave.

Parcel B (EP8213) of Lot 53 except Firstly: Part on reference Plan 12338 and Secondly: Part subdivided by Plan 11157, Parcel C (EP12338) of Lot 53, Plan 944; South half Lot 24, north half Lot 24, northerly half of Lot 23, Blk 52, Parcel A (525870E) of Lot 23, Blk 52, Plan 1316; Lot 1, Parcel D, (BY31720E) Lot 2, Lot 2 except: the north 33 feet having a frontage of 33 feet on Sussex Avenue by uniform full depth of lot and adjoining Lot 1, Lot 3, 4, 5, 6, 7, 15, Blk 57, South half Lot 18, Lot 20, 21, 22, 23, North half Lot 24, South half Lot 24, Lot 25, 26, 27, Lot 34, Blk 55, Lot 36, 37, 38, Plan 1825; Lot 1, 2, 3, 4, 5, Plan 9220; Lot A, B, C, Plan 11157; Lot B, Plan 15246; Lot 1, 2, Plan LMP22343; Lot 217, Plan 41818; Lot A, B, Plan 69672; Lot 318, 319, Plan 70540; Lot A, B, Plan 84132; all of DL 33, Group 1, NWD

From: R5 and R9 Residential Districts

To: R12 Residential District

The purpose of the proposed zoning bylaw amendment is to permit the subdivision of the lots for single or two-family residential development.

A petition dated 2000 May 18 was received from 26 area residents. The text is of the petition is as follows:

"We the undersigned property owners object to the above application for this area rezoning from R-5/R-9 to R-12 as follows:

1. Increased traffic in this area is already stressed.
2. Street parking is already experiencing some congestion.
3. R-12 zoning allows a duplex on a 30 ft. lot (3300 sq. ft. with a lane). In this area all lots have a lane. Having many small duplex lots in an area of this size is not desirable, problems are accentuated and as is happening in adjacent areas duplexes become illegal four-plexes sometimes.
4. All City services, including water consumption, sewage and drainage, schools, garbage, parks & community centers, fire police, will require additional expenditures which are not fully recovered.
5. In the Property Owner response to the questionnaire of Sept. 99 only 23 persons out of 49 properties involved responded in favour. This is only 47% . It is not known if there were multiple or joint owners replying for any one property."

Doris Fong, 5890 Booth Avenue, Burnaby appeared before members of Council to express her opposition to the subject rezoning application. The speaker advised that she is concerned that already limited parking in this neighbourhood will be further aggravated by increased density and associated parking requirements. Ms. Fong also suggested that increased density will result in increased demand on city services such as water, fire and police services. The speaker suggested that many of her neighbours, who share her concerns, are hesitant to speak at this public hearing because of language difficulties. Mr. Fong concluded by reiterating her opposition to the proposed change to the R12 District.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #00-13, Bylaw No. 11100.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR CORRIGAN

"THAT this Public Hearing relating to Rez. #00-13, Bylaw No. 11100 be now terminated."

CARRIED UNANIMOUSLY

2000 May 30

ADJOURNMENT

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR EVANS

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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:59 p.m.

Confirmed:

Certified Correct:

  
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MAYOR

  
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ADMINISTRATIVE OFFICER I