

2001 DECEMBER 18

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2001 December 18 at 7:30 p.m.

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

ABSENT: Councillor B. Der

STAFF: Mr. Jack Belhouse, Director Planning & Building  
Mrs. A.L. Lorentsen, Administrative Officer I

The Public Hearing was called to order at 7:30 p.m.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 33, 2001" - BYLAW NO. 11300

Rez. #01-24

6907 Elwell Street - located at the northeast corner of Elwell Street and Griffiths Avenue, to the north of the Edmonds Town Centre Development Plan boundaries.

From: P5 Community Institutional District

To: R5 Residential District

The purpose of the proposed zoning bylaw amendment is to permit subdivision and single-family development in line with the R5 Residential District.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-24, Bylaw No. 11300.

Rozanne Kipnes, Tamarix Developments Inc. the rezoning applicant, appeared before Council advising that the particular site during the past 35 years has housed a senior's assisted living residence which was vacated in September 2001 at which time all the residents were relocated. The reason for vacating the building was due to the building having outlived its useful life.

The speaker advised that redevelopment opportunities have been explored with the Planning Department for higher density for area seniors for either assisted living, nursing care or supportive care. The final analysis was that the building site did not have the area density required to make the property work in a redeveloped format. Through market site analysis it was determined that the relative site was not conducive for seniors assisted living and the regional health commitment for funding of beds is not available. It was also noted that the property was not able to be sold to an existing owner/operator of similar type facilities.

In conclusion, the speaker advised that after exhausting all avenues, the owner has determined that the best and highest use of the property at this time is to rezone from P5 Community Institutional District to R5 Residential District for which Council's support is requested.

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. #01-24, Bylaw No. 11300 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 35, 2001" - BYLAW NO. 11317

Rez. #01-13

Ptn. of 9200 Glenlyon Parkway - located on the north side of Glenlyon Parkway east of Sussex Creek.

Ptn. of Lot 5 Except: Part Subdivided by Plan LMP 47476, D.L.'s 164 & 165, Grp. 1, NWD LMP 40993

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

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 "Nokia Products Ltd." prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a three-storey, high tech 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. #01-13, Bylaw No. 11317.

Christopher Bozyk of Christopher Bozyk Architects appeared before members of Council advising he was available to respond to questions regarding the application.

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. #01-13, Bylaw No. 11317 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 36, 2001" - BYLAW NO. 11318

Rez. #01-28

Ptn. of 5600 Riverbend Drive - located on the south side of the CN Rail right-of-way between Wiggins Street and Meadow Avenue.

Ptn. of Lot 2, D.L. 155, Grp. 1, NWD 67851

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

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To: Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District guidelines and in accordance with the development plan entitled "Warehouse Buildings for Anthem Industries" prepared by CTA Design Group)

The purpose of the proposed zoning bylaw amendment is to permit development of two multi-tenant industrial buildings.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-28, Bylaw No. 11318.

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. #01-28, Bylaw No. 11318 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 37, 2001" - BYLAW NO. 11319

Rez. #01-29

4956 Rumble Street - located on the south side of Rumble Street between Arthur and Nelson Avenues.

Lot 51, D.L. 158, Grp. 1, NWD 20106

From: R5 Residential District

To: R5b Residential District

The purpose of the proposed zoning bylaw amendment is to permit an increase in the capacity of the current child care centre from seven children to a maximum of ten children.

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The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-29, Bylaw No. 11319.

A letter dated 2001 December 08 was received Hugh Atrill, 4940 Rumble Street Burnaby advising he and those in his household are in agreement with the proposed change in zoning for the subject property.

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. #01-29, Bylaw No. 11319 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 38, 2001" - BYLAW NO. 11320

Rez. #01-32a (Braemar Park)

6310 Buckingham Drive - located between Charing Court and Buckingham Drive.

Lot 356, D.L. 86, Grp. 1, NWD 49263

From: R1 Residential District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their intended use.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-32a, Bylaw No. 11320.

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. #01-32a, Bylaw No. 11320 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 39, 2001" - BYLAW NO. 11321

Rez. #01-32b (Eagle Creek Ravine)

3150 Lozells Avenue, 7585 Lougheed Highway, and 7570 Greenwood Street - lands located to the north of the Lougheed Highway on both sides of the unconstructed Lozells Avenue road right-of-way, and adjacent to Eagle Creek.

Lot 3, D.L. 59, NWD LMP33887; Lot "C" Except: Part on SRW Plan 21109, D.L. 43, NWD 11434; Lot 184, D.L. 43, NWD Plan 47540; all of Grp. 1

From: R2 Residential District and M3 Heavy Industrial District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their intended use.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-32b, Bylaw No. 11321.

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. #01-32b, Bylaw No. 11321 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 40, 2001" - BYLAW NO. 11322

Rez. #01-32c (Camrose Park)

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7456 Broadway, 7442/44/51/53/56/68 Falkland Street, 2701 Southcrest Drive, 7407/19/20/31/40/43/50/55/60/67 Durham Street, 7409/19/39/49/59/69 Lawrence Street - located between the Loughheed Highway and Broadway near Phillips Avenue.

Lot 55, D.L.'s 59 & 137; Lots 7, 12, 13, 14, 33 Exc. part subdivided by Plan 74985, 34, 35 Exc. Plan 66918, 36 Exc. Firstly part Pcl. H. (B/L Pl. 65664) Secondly part subdivided by Pl. 66918, 46 Exc. Pl. 66918, 47 Exc. part subdivided by Pl. 74985 Blk. 7, D.L. 59; Lots 27, 28, 29 & 30, Blk. 7, D.L.'s 59, 136 & 137; Lots 15 & 26, Blk. 7 Exc. part dedicated road on Plan 75790, D.L. 59; Lot 25, Blk. 7 Exc. Firstly: part on Bylaw Pl. 65664, Secondly part subdivided by Pl. 66918 and Thirdly part subdivided by Plan 75790, D.L. 59; Lot 10 Exc. Plan 63471, Blk. 7, D.L. 59; Lots 8 & 9, Blk. 7 Exc. part on Plan 63471, D.L. 59; Lot 6, Blk. 7 Exc. Firstly part on Plan 63471 and Secondly part dedicated road on Pl. 75790, D.L. 59; Lot 5, Blk. 7 Exc. Firstly: part on plan 53794 Secondly part on Plan 63471 and Thirdly part subdivided by Plan 75790, D.L. 59 all of Grp. 1, NWD, Plan 3050 and Lot 1, D.L. 59, Grp. 1, NWD Plan LMP12884

From: R2 Residential District and A2 Small Holdings District

To: P3 Park and Public Use District

The purpose of the proposed zoning bylaw amendment is to bring the zoning of the properties into conformance with their intended use.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #01-32c, Bylaw No. 11322.

Nick Kvenich of 2940 Phillips Avenue appeared before members of Council advising that in 1980 he was involved in a process that changed the subject area into a park. Three options were proposed at that time: a) to leave the area in its natural state with walkways, b) to develop the area with walkways, basketball court, and a children's playground, c) to fully develop the park with washrooms, drinking fountains, playgrounds, basketball courts and tennis courts. The residents at that time chose Option 2.

The speaker requested Council note the community's wishes if and when they develop the park site.

In response to a query regarding whether the City intends to acquire a lot in the area that is privately owned, Jack Belhouse, Director Planning and Building, advised that the subject property is not included in the rezoning, however, property is in the park acquisition program.

Mr. Kvenich further advised that down the hill west of Phillips, there is a hydro power line on two sections of land including sidewalk access to Bainbridge from that area. The speaker advised that at one point in time there was going to be a cul-de-sac on Bainbridge and Bainbridge was to be diverted onto Phillips. If that plan goes through, it may mean that access to the Camrose Park area would be severely restricted. The speaker suggested that a road be put

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straight through to Bainbridge, as the area cannot be used for a playground or any other park use except grass.

The proposal would improve emergency access to Phillips Avenue.

In conclusion, Mr. Kvenich advised that the park is a great idea and efforts should be made to try to obtain the rest of the properties, enabling the whole area to be closed off. The speaker suggested that the area be kept basically the way it is due to a tributary that goes into Eagle Creek. Mr. Kvenich suggested if any work is done on the park in the future, some sort of drainage system should be put in on the park side enabling the creek to drain into the creek because drainage from the park causes flooding on properties on Lawrence Drive.

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. #01-32c, Bylaw No. 11322 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 41, 2001" - BYLAW NO. 11323

Text Amendment

The purpose of the proposed zoning bylaw amendment is to allow a personal care services person employed full-time by the principal household to occupy an in-law suite.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Text Amendment, Bylaw No. 11323.

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 Text Amendment, Bylaw No. 11323 be now terminated."

CARRIED UNANIMOUSLY



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ADJOURNMENT

MOVED BY COUNCILLOR CORRIGAN  
SECONDED BY COUNCILLOR JOHNSTON

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


CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:55 p.m.

Confirmed:

Certified Correct:

  
MAYOR

  
ADMINISTRATIVE OFFICER I