

2002 December 17

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2002 December 17 at 7:30 p.m.

PRESENT: Mayor D. R. Corrigan (In the Chair)
Councillor P. Calendino
Councillor S. Dhaliwal
Councillor D.G. Evans
Councillor D.N. Johnston
Councillor L. Rankin
Councillor C.M.H. Redman

ABSENT: Councillor C. Jordan
Councillor N. M. Volkow

STAFF: Mr. Jack Belhouse, Director Planning & Building
Ms. G. McCaskie, Administrative Officer I

The Public Hearing (Zoning) was called to order at 7:33 p.m.

Council agreed to bring forward Item 14; Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 52, 2002 - Bylaw No. 11479.

14. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 52, 2002" - BYLAW NO. 11479

Rez. #02-35

3861/75/91 Kingsway, 3880/92 Sandell Street

Lot "B", Blk. 49, D.L. 35, Grp. 1, NWD 799; Parcel "One" (Expl Pl 15591) Lot "A", Blk. 49, D.L. 35, Grp. 1, NWD 799; Lot "A" Except: Parcel "One" (Expl Pl 15591), Blk. 49, D.L. 35, Grp. 1, NWD 799; Lot 6, D.L. 35, Grp. 1, NWD 7313; Lot 7, D.L. 35, Grp. 1, NWD 6779

From: P1 Neighbourhood Institutional District and R5 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District and Metrotown Development Plan, and in accordance with the development plan entitled "Villa Grace" prepared by Kingsley Lo Architect, and "St. John The Divine Church Alterations" by Birmingham and Wood Architects)

The purpose of the proposed zoning bylaw amendment is to permit retention and partial restoration of a historic church and development of a seven storey combination seniors' strata titled and rental apartment.

2002 December 17

A memo dated 2002 December 17 was received from the Administrative Officer advising that with respect to the Public Hearing this evening for the subject rezoning application, staff recommend that Council give consideration to ADJOURN the Public Hearing to the Public Hearing scheduled for Tuesday, January 28, 2003 at 7:30 p.m. in the Council Chamber, Burnaby City Hall.

It has come to staff's attention that the owners/occupants of the strata complex located at 5715 Jersey Avenue (located immediately adjacent to the properties proposed for rezoning and comprising 48 units) were not sent written notification of the December 17th Public Hearing for Rezoning Reference #02-35.

By way of explanation, staff determine the appropriate abutting owners/occupants by using Burnaby's base maps as a reference. The base map for the subject rezoning shows the abutting property as 3925 Kingsway and indicates that the property is strata titled (NW289). 3925 Kingsway is a corner property and therefore has a "dummy" address on Jersey Avenue. As a result, staff were able to retrieve the names and addresses of the property owners of 3925 Kingsway and no records indicated that there was another strata complex on the same property but addressed at 5715 Jersey Avenue. This discrepancy was realized as the result of a telephone call from a property owner of 5715 Jersey Avenue questioning why he had not received notification of the Public Hearing.

Staff have contacted the applicant for the subject rezoning, advised him of the unfortunate circumstances and offered apologies for same. Staff wish to assure Council that all other requirements of the zoning process have been met. Further, all abutting owners/occupants of this rezoning application, including 5715 Jersey Avenue, will be notified of the Public Hearing to be held on January 28, 2003.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

"THAT this Public Hearing relating to Rezoning #02-35, Bylaw No. 11479 be ADJOURNED to the Public Hearing scheduled for 2003 January 28 at 7:30 p.m. in the Council Chamber, Burnaby City Hall."

CARRIED UNANIMOUSLY

The normal order of the Public Hearing agenda resumed.

1. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 40, 2002" - BYLAW NO. 11462

Text Amendment

The purpose of the proposed text amendment is to submit three proposed amendments to the Burnaby Zoning Bylaw related to future development on Burnaby Mountain (P11 and P11e SFU Neighbourhood Districts)

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 11462.

Chris Hartman, Vice President Development for SFU Community Trust, 2142 150A Street, Surrey, B.C. appeared before the members of Council expressing his support for the bylaw and appreciation for the Planning Department's report which addresses the issue of flex housing and bicycle parking provisions.

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

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 11462 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 53, 2002" - BYLAW NO. 11481

Text Amendment

The purpose of the proposed text amendment is to update the Planning and Building Department's fee schedule for various applications for the purpose of cost recovery.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT the Text Amendment, Bylaw No. 11481.

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

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to the Text Amendment, Bylaw No. 11481 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 41, 2002" - BYLAW NO. 11468

Rez. #02-03

4336 Lougheed Highway, and 2151 Rosser Avenue

Lots 68 & 69, D.L. 119, Grp. 1, NWD 57093

From: M1 Manufacturing District

To: CD Comprehensive Development District (based on RM5 Multiple Family Residential District, Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled "Residential Highrises, Lougheed at Rosser Avenue" prepared by Dikeakos and Cotter Architects)

The purpose of the proposed zoning bylaw amendment is for the development of two high-rise residential towers with townhouses and underground parking, including a public greenspace area.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-03, Bylaw No. 11468.

A letter dated 2002 December 15 was received from Mr. Salima Jeraj, 1405-4388 Buchanan Street, Burnaby, expressing a number of concerns relating to devaluation of property and quality of life change due to the loss of the view and Appia Development misinformation.

Tarvin Yavari, 7605 Lawrence Drive, Burnaby appeared before Council members advising that she was representing her mother Akram Parsa who lives at #1002 - 4398 Buchanan Street (East Tower). The speaker advised that before her mother purchased her property the Appia representatives were asked if there was going to be a development across the road and they were told that the Canadian Tire site would not be developed for another 15 years and on the other site, there would be two commercial buildings, 3 to 4 storeys high. The speaker noted that it is very important for her mother to enjoy a view as she spends most of her time at home.

In concluding, the speaker stated that they are devastated with the proposed construction of the two highrises which is a complete surprise from the information that was provided before the final purchase. Ms. Yavari advised that her mother had an opportunity to purchase another property but from the information supplied she purchased in the subject development. Her lifestyle will be adversely affected just knowing that she will be staring at the opposite building. The speaker stated that there was a petition with 150 signatures in opposition to the development. The speaker advised that the petition has disappeared as of last night, therefore, we are requesting that an extension be granted to gather signatures again.

Councillor Rankin requested that Council consider adjourning the Public Hearing to the next Public Hearing considering the events surrounding the petition.

Council requested that the applicant appear before the Public Hearing to advise if there would be a financial impact on the applicants' business if the Public Hearing was adjourned.

Ryan Bosa, Embassy Development Corp., 705 - 1425 West 6th Avenue, Vancouver appeared before Council members advising that a delay for a month and a half would cause large financial implications for the corporation. They are expecting to start the excavating process

in June 2003; if delayed a month and a half, the excavation would commence in the rainy season which could cause further delays.

Chris Dikeakos, Project Architect for City Developments, Suite 212 - 3989 Henning Drive, Burnaby appeared before Council members advising he was available to answer questions Council members or the public may have with regard to this application.

Mr. Dikeakos noted that the Brentwood Town Centre Development Plan identifies 34 potential apartment tower sites and seven office towers within the Town Centre development along the Lougheed Highway. Mr. Dikeakos noted that the project being proposed is an L-shaped site across the street from the Madison Towers. The speaker displayed the site plan for the development area and provided comments pertaining to the overall project. Mr. Dikeakos commented that what is important to understand is the difference between the two developments; there is more than double the distance between the buildings on the subject site than the buildings on the north side of the highway.

In concluding, the speaker noted that we are following the guidelines that have been created in the Brentwood Town Centre Plan which will maintain a very livable and growing neighbourhood. The key feature of the proposed site, is the development along the corner of Madison Avenue of public park space. The existing trees will be maintained on the site providing walkway spaces for both the public and residents of the development. The speaker noted that within the development, there will be a low rise residential component consisting of three storey townhouses both along the Lougheed Highway and Rosser Street and towards the lower portion of the site to the south; the portion along Lougheed Highway is further enhanced by providing nine affordable housing units which will be dedicated and turned over to the City of Burnaby.

Brian Case, 2404 - 4388 Buchanan Street, Burnaby appeared before Council members advising that he agrees with the comments provided in the letter from Mr. Salima Jeraj. Mr. Case advised that he completed his purchase on the assumption that the buildings across the street were going to be about four to six storeys, similar to the two office buildings in the same area. This development will affect our view and as we have just moved from the Metrotown area, one of the attractions for my family relocating to this development was the boutique style surroundings not the high rise density that we experienced when living in Metrotown. The speaker submitted a Petition consisting of 64 names opposing the development on the subject property.

Guiseppe Sorbara, 1906 - 4388 Buchanan Street, Burnaby appeared before Council members advising that he has been a resident of Burnaby for the past 10 years and advised that he was not present at the meetings held for the Brentwood Town Centre Development. The speaker expressed concerns that North Burnaby is becoming a second Metrotown and the North Burnaby area has always been a family community. During my research before purchasing a home, I was told that development across the street was going to consist of medium density; thirty and thirty two storeys are not medium density, it is high density. The speaker understands about the economics of Town Centre developments such as Lougheed, Metrotown and Brentwood but wanted to affirm that high density is usually accompanied with a crime element, especially, with the adjoining skytrain.

In concluding, the speaker commented that if we open up North Burnaby to high density projects, the rest of the projects planned for the Brentwood Town Centre will follow suit.

John Plese, 2602 - 4398 Buchanan Street, Burnaby appeared before Council members advising that he is upset that he will be losing his view with the planned development. The speaker suggested that the buildings should be moved over so as to not obstruct the views. The speaker referred to the comment about the applicant losing money, but the fact remains that people who bought in this apartment building are losing money and should be entitled to compensation from the city or from the developer to alleviate hardships.

Linda Clipperton, 1603 - 4398 Buchanan Street, Burnaby appeared before Council members advising that she is an owner and resident and wished to express how she feels about the project. The speaker advised that she agrees with all the comments of the previous speakers about the subject property and also agrees with the content of the letter which was read out this evening. Ms. Clipperton feels that the information provided to her before purchasing the property was misleading. The builder who wanted to start building this project decided they would commence action in February 2002 which was one month before we purchased our life time residence. The speaker advised that she is a single parent and has rented for the past ten years. The speaker was living previously in a very dark basement suite and has spent most of her life savings to purchase a residence. Linda Clipperton advised that there was a three page petition opposing the development but she has since been notified that the petition is missing. The speaker agreed with the contents of the letter which was read out this evening, reaffirming that the proposed building will block the view and will downgrade the quality of life for its residents. The speaker recalls the Appia Development representative advising her that all the buildings across the highway were low rise and the buildings would not be higher due to the fact that they are to be uniform in height. The speaker suggested that the City should have standard plans and styles for its buildings such as the 12th Avenue residences in Vancouver.

The speaker requested that Council consider the residents' opposition as outlined in the missing petition by providing a time extension in order that another petition could be organized. It was also requested that the City not allow the project to commence on the subject site but to consider relocating the project to another area in Burnaby.

Shelley Walsh, 2404 - 4388 Buchanan Street, Burnaby appeared before Council members advising that she basically agrees with all the comments this evening and is concerned about the type of development being planned and the future development for the area. The speaker disagrees with the type of building that is planned, as the residents are looking for medium density buildings in that area. Metrotown area has many crime issues associated with the high density buildings and we do not want this duplicated in North Burnaby. Ms. Walsh expressed her opposition to the low income housing that will be located on the subject site on the Lougheed Highway. The speaker inquired as to what could be done as a group to make changes in the development.

In response, the Director Planning and Building reviewed the Brentwood Town Centre Plan process and the hearings that have taken place within the neighbourhood for public comments.

Rita Low, 306 - 4398 Buchanan Street, Burnaby appeared before Council members and stated that she agreed with almost all of the previous comments made this evening. The Brentwood core is a high density traffic area bringing noise and pollution which increases during the rush hours. The speaker noted that the high density towers will further increase noise and pollution for the area as well travelling to and from work .

In concluding, Ms Low requested that the developer grant a time extension so that Council may receive the petition notice. Ms. Low advised that she is the one who initiated the petition process and at 5 p.m. this evening the petition notice was missing.

In responding, Council advised that it will take into consideration the strong opposition from both towers. The representation from the towers indicates a general feeling on the part of the two towers that they are opposed to the rezoning. Council will consider the opposition from both towers even though the petition has not been filed.

Linda Clipperton, 1603 4398 Buchanan Street, Burnaby appeared again before Council members inquiring if there are guidelines to follow if this type of project could be delayed, postponed or cancelled.

Council responded that the Brentwood Town Centre Plan Guidelines are what the City follows and at this stage we are looking at a specific rezoning under those guidelines and we have asked the public to respond under those guidelines.

Mr. Dikeakos, Project Architect responded that the developers acknowledge the objection by the residents across the street of the proposed development.

John Plese, 2602 - 4398 Buchanan Street, Burnaby appeared before Council members requesting that developers display proposed development sites on sales literature to enable potential purchasers to view the future development for the area. When questioned, about high rise development, the developer said the development was going to consist of low rise development.

Guiseppe Sorbara, 1906 - 4388 Buchanan Street, Burnaby appeared before Council members advising that from what he understands, the Buchanan Towers is part of the Brentwood project and Mr. Bosa's project is part of the entire plan for the Brentwood area. It should be mandatory that disclosure take place to inform all potential buyers about what is going to be developed within a particular project area. Further, the speaker noted that each city has its high core density living such as Vancouver and Coquitlam. Burnaby's core development area was Metrotown now there is Lougheed and Brentwood. The speaker requested that Council members take time to review the impacts not for just our building, but for the entire North Burnaby area; the speaker further advised, that with the increase in population and no controlled access to the skytrain, large volumes of people are coming from everywhere.

Tarvin Yavari, 7605 Lawrence Drive, Burnaby appeared again before Council members advising that we have been misled by Appia Developments and it is actually the same family as Bosa Development.

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

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

"THAT this Public Hearing relating to rezoning #02-03, Bylaw No. 11468 be now terminated."

CARRIED
OPPOSED: Councillor Rankin

Councillor Rankin retired from the hearing at 9:00 p.m.

4. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 42, 2002" - BYLAW NO. 11469

Rez. #02-25

6662 Dunblane Avenue
Lot 19, D.L. 152, Grp. 1, NWD 1292

From: RM3 Multiple Family Residential District

To: Comprehensive Development District (RM3 Multiple Family Residential District and Metrotown Development Plan guidelines and in accordance with the development plan entitled "6662 Dunblane Avenue" prepared by Apex Design Group)

The purpose of the proposed zoning bylaw amendment is to permit the development of a four-unit infill multiple-family residential project, with under-building parking.

The Advisory Planning Commission advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-25, Bylaw No. 11469.

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

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rezoning #02-25, Bylaw No. 11469 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 43, 2002" - BYLAW NO. 11470

Rez. #02-32a

5727 Carson Street; 5730/49 Ewart Street; 8586 MacPherson Ave.; 5717 Marine Drive

Lot 21, Blk. 17, D.L. 159, Grp. 1, NWD 13797; Lot 2, D.L. 159, Grp. 1, NWD LMP22358; Lot 1, D.L. 159, Grp. 1, NWD LMP 45830; Lot 34, D.L. 159, Grp. 1, NWD 1219; Lot 7, D.L. 159, Grp. 1, NWD LMP 22938

From: C2 Community Commercial District, R2 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 advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-32a, Bylaw No. 11470.

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

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rezoning #02-32a, Bylaw No. 11470 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 44, 2002" - BYLAW NO. 11471

Rez. #02-32b

7596 Loughheed Highway, 7590 Kraft Pl., 3315/35/45/55 Lozells Ave.

Parcel "One" (Expl PI 10061) Lot "A" Except Part on SRW PI 21109, D.L. 43, Grp. 1, NWD 7363; Lot 52, D.L. 43, Grp. 1, NWD 21986; Lot 53, D.L. 43, Grp. 1, NWD 21986; Lot 54, D.L. 43, Grp. 1, NWD 21986, Lot 55, D.L. 43, Grp. 1, NWD 21986; Lot 134, D.L. 43, Grp. 1, NWD 43949

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 advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-32b, Bylaw No. 11471.

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

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rezoning #02-32b, Bylaw No. 11471 be now terminated."

CARRIED UNANIMOUSLY

7. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 45, 2002" - BYLAW NO. 11472

Rez. #02-32c

6050 & 6110 Price Street, 6177 & 6261 Deer Lake

Parcel "One" (Ref. Pl 4253) Blk. 6 Except: The East 130 ft., D.L. 79, Grp. 1, NWD 536; Parcel "C" (Expl Pl 12891), Blks. 4 & 5, D.L. 79, Grp. 1, NWD 536; Parcel "D" (Ref. Pl 13257), Blks. 4 & 5, Except: Firstly: Part Parcel "C" (Exp Pl 12891); Secondly: Part Subdivided by Plan 45494; of D.L. 79, Grp. 1, NWD 536; East 243 ft. Blk. 4 Except: Firstly: Parcel "A" (Ref. Pl 3333); Secondly: Parcel "B" (Ref. Pl 4905); Thirdly: Part Subdivided by Plan 15631; Fourthly: Part Subdivided by Plan 45494; D.L. 79, Grp. 1, NWD 536

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 advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-32c, Bylaw No. 11472.

Kim Burkhardt, 6337 Walton Avenue, Burnaby appeared before Council members advising that there are two rezoning issues concerning Deer Lake. The speaker advised that as a user of the trails at Deer Lake she would like to make sure that all the trails around the lake are designated as trails. It is her understanding that some of the trails that are currently in use are not zoned as trails. The speaker requested clarification.

In response to the speaker's inquiry regarding the trails in Deer Lake, the Director Planning and Building responded that the Park is under City ownership and the trails do have validity as far as their function and use and what is actually happening is that the zoning is changing from single family residential to the park and public use.

In concluding, the speaker advised that she would like to see dredging done on Deer Lake rather than Burnaby Lake as the lake water is rising at Deer Lake and when it rains the trails are flooded.

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

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Rezoning #02-32c, Bylaw No. 11472 be now terminated."

CARRIED UNANIMOUSLY

8. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 46, 2002" - BYLAW NO. 11473

Rez. #02-32d

6260 Deer Lake, 6320, 6450, 6543/72 Deer Lake Drive

Parcel "A" (Pl with Fee Deposited 14161F) D.L. 85, Grp. 1, NWD; Parcel "X" (Pl with Fee Deposited 20086F) D.L. 85, Grp. 1, NWD; Parcel "D" (Expl Pl 4272) D.L. 85, Grp. 1, NWD, Parcel "W" (Expl Pl 255) D.L. 85, Grp. 1, NWD; Parcel "One" (Expl Pl 5438) of Parcel "A" (Ref Pl 5437), D.L. 85, Grp. 1, NWD; Parcel "A" (Ref Pl 5437), D.L. 85, Grp. 1, Except: Parcel "One" (Expl Pl 5438), NWD

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 advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-32d, Bylaw No. 11473.

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

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR DHALIWAL:

"THAT this Public Hearing relating to Rezoning #02-32d, Bylaw No. 11473 be now terminated."

CARRIED UNANIMOUSLY

9. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 47, 2002" - BYLAW NO. 11474

Rez. #02-32e

6065 Lakeview Avenue

Lot 336, D.L. 92, Grp. 1, NWD 53936

From: R4 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 advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-32e, Bylaw No. 11474.

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

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rezoning #02-32e, Bylaw No. 11474 be now terminated."

CARRIED UNANIMOUSLY

Councillor Rankin returned to the hearing at 9:10 p.m.

10. "BURNABY ZONING BYLAW 1965. AMENDMENT
BYLAW NO. 48. 2002" - BYLAW NO. 11475

Rez. #02-32f

3714/24/34/44/54/64/74/84/94, 3806/16/26/36/46/56/66/76/86/96,
3910/20/30/40/50/60/70/80/90, 4008/18/28/38/48/58/68/78/88 Montrose Street

Lots 2,3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20, all of Blk. 39, D.L. 186, Grp. 1, NWD 3755; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, all of Blk. 40, D.L. 186, Grp. 1, NWD 3755

From: R3 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 advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-32f, Bylaw No. 11475.

Eileen Fletcher, 3911 Edinburgh Street, Burnaby and Dorothy Hyslop, 3831 Edinburgh Street, Burnaby appeared before Council members. Mrs. Fletcher advised that she has lived at her residence for the past 51 years. There were no trees in front of her property years ago and she used to enjoy many hours of watching the activities on the water along with the beautiful mountain views. As the trees have grown very high, the view has been blocked over the years.

****Councillor Rankin retired from the meeting at 9:15 p.m.****

Dorothy Hyslop advised that she has no view in front of her house especially when trees are in bloom in the summer time.

Council informed the speakers that they are welcome to contact the Parks Commission to review the subject area as far as the trees and views are concerned.

Council inquired if the problems with the trees are attributable to the height of the trees or the thickness of the trees. The speakers responded by advising that during the summer the tree foliage is very thick causing the views to be obstructed, so it was felt the trees needed to be both thinned and topped.

Tom Worthington, 4015 Edinburgh Street, Burnaby appeared before Council members inquiring if the land in front of the subject homes is going to remain as it is, or is it going to be developed.

In response to the inquiry, Council advised that there is no intention to change the park area.

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

MOVED BY COUNCILLOR EVANS:

SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rezoning #02-32f, Bylaw No. 11475 be now terminated."

CARRIED UNANIMOUSLY

11. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 49, 2002" - BYLAW NO. 11476

Rez. #02-32g

9355 & Ptn. of 9523 Cameron Street

Lot 1, D.L. 6, Grp. 1, NWD 71915; Ptn. of Lot 1, D.L. 6, Grp. 1, NWD Pl 17065

From: R2 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 advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-32g, Bylaw No. 11476.

Alan James, 16 - 3600 Beaverbrook Crescent, Burnaby appeared before Council members expressing his appreciation to Council for listening to all speakers this evening and to express his support of the rezoning change.

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

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rezoning #02-32g, Bylaw No. 11476 be now terminated."

CARRIED UNANIMOUSLY

12. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 50, 2002" - BYLAW NO. 11477

Rez. #02-32h

Portions of 3677 Kensington Avenue; Ptn. of 6261 Fullwell Street; Ptn. of 3550 Norland Avenue

Lot 1, D.L. 77, Grp. 1, NWD BCP281; Lot 18, Blk. 1, D.L. 76, Grp. 1, NWD 1885; Lot 3, Blk. 6/7, D.L. 76, Grp. 1, NWD LMP22853

From: P3 Park and Public Use District

To: R5 Residential 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 advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-32h, Bylaw No. 11477.

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

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rezoning #02-32h, Bylaw No. 11477 be now terminated."

CARRIED UNANIMOUSLY

13. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 51, 2002" - BYLAW NO. 11478

Rez. #02-32i

Portions of 3677 Kensington Avenue; Ptn. of 6261 Fullwell Street; Ptn. of 3550 Norland Avenue

Lot 1, D.L. 77, Grp. 1, NWD BCP281; Lot 18, Blk. 1, D.L. 76, Grp. 1, NWD 1885; Lot 3, Blk. 6/7, D.L. 76, Grp. 1, NWD LMP22853

From: R5 Residential District, CD Comprehensive Development District (based on P2 Community Institutional District) and M2 General 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 advised Council that following its consideration of this rezoning application, a decision was reached to SUPPORT Rez. #02-32i, Bylaw No. 11478.

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

MOVED BY COUNCILLOR EVANS:
SECONDED BY COUNCILLOR JOHNSTON:

"THAT this Public Hearing relating to Rezoning #02-32i, Bylaw No. 11478 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR EVANS:

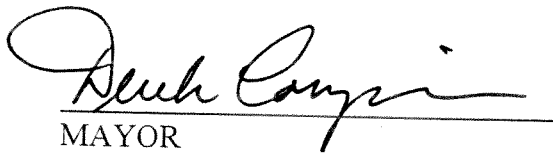
"THAT this Public Hearing (Zoning) do now adjourn."

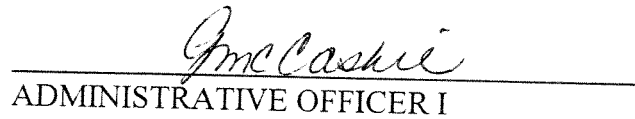
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 9:27 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I