

2002 APRIL 23

A Public Hearing was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2002 April 23 at 7:30 p.m.

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

ABSENT: Councillor D.R. Corrigan
Councillor D.G. Evans

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

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

1. HERITAGE DESIGNATION BYLAW
BYLAW NO. 11358

7244 - 4th Street - located on the northeast side of 4th Street at the corner of Edmonds.

Lot 3, D.L. 27, Grp. 1, NWD Plan 14074

The purpose is to designate under the Local Government Act the historic Floden House as a Heritage Building.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to Heritage Designation Bylaw, Bylaw No. 11358 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 9, 2002" - BYLAW NO. 11359

Rez. #02-02

6141 Ewart Street - located on the north side of Ewart Street between Curragh and Gilley Avenues.

Lot 10, D.L. 159, Grp. 1, NWD Plan 2441

From: R4 Residential District

To: R4b 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.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT rezoning #02-02, Bylaw No. 11359.

A letter dated 2002 April 20 was received from Claire Allan advising of a number of concerns. Ms. Allan stressed there is insufficient parking allocated for the increase in staff and other vehicular traffic. The driveway has chalk lines which would not allow two cars to be parked side by side. Will staff and/or parents be parking in neighbours parking areas? The speaker inquired if there will be any other bylaw changes applied for in the future such as enlarging the subject house, and an increase in the number of children permitted in the day care. The letter also expressed concerns that property values would decrease and adjacent properties will be less desirable to prospective buyers. The writer stated that with the present number of children attending the day care facility, the noise level is such that keeping windows open on a warm summer day is quite uncomfortable and suggested that additional children will only add to this discomfort.

The writer advised that up until now there has been no apparent effort from the residents at 6141 Ewart Street to contact neighbours and therefore residents had no idea that a "home occupation" of this sort was being applied for.

The writer inquired if there would be any restrictions on hours of operation, such as Monday to Friday, weekends, holidays, and unrestricted hours.

In concluding, the writer advised that he is concerned that the subject property does not meet CCF minimum site area size, but is being recommended for approval. The back fence has been moved closer to the house which would further decrease the outside property. If the property does not meet minimum requirements, then rezoning should be denied.

An undated letter was received from Mr. and Mrs. Marino, 6126 McKee Street, Burnaby advising of their reservations and concerns regarding the rezoning. The writer advised that if taxes and property assessments increase they would not be favour of the rezoning.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing relating to rezoning #02-02, Bylaw No. 11359 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 10, 2002" - BYLAW NO. 11360

Rez. #02-05

8861 Erin Avenue - located on the northwest side of Erin Avenue between Cascade Street and Cariboo Road within the Cariboo Heights Community Plan Area.

Lot 7, Blk 33, D.L. 13, Grp. 1, NWD Plan 3046

From: R9 Residential District

To: R9a Residential District

The purpose of the proposed zoning bylaw amendment is to permit increased gross floor area resulting from an addition to the existing dwelling.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT rezoning #02-05, Bylaw No. 11360.

William Juniper of 8866 Erin Avenue appeared before Council members to provide background information on the noted residence. The building started out with a simple garage and ended up with a three car garage and two floors above it. When the house at 8861 Erin was originally built there were no building permits issued. The speaker stated that he has no problem with the floor space, but expressed concerns about the three car garage under it now and with the extra 16 feet to be added there could potentially be a six bay garage underneath. Mr. Juniper expressed concerns about whether this area would be used for business purposes or whether mechanical work would be undertaken. The other concern expressed was that if the area is used for business purposes there could potentially be an increase in parking requirements and noise in the neighborhood.

Sabina Perrin, 8861 Erin Avenue, Burnaby appeared before Council members to advise that she is one of the four property owners of the property being discussed. She advised that the other owners are her parents and her husband. Mrs. Sabina advised that she and her husband live above the garage and her parents live on the other side of the house. The purpose of extending the house is to make the living space on the garage side a little bigger. Currently there is a three car garage and only two are currently being used. When the property is extended out there will still only be a two car garage; the rest of the whole space will be turned into storage and an extra room. The reason for extending one side of the house is because one side is quite old and other side is newer.

In conclusion, the speaker advised that the long term plan of the owners is to eventually, when there is sufficient money, subdivide the double lot and build a new house on one side.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to rezoning #02-05, Bylaw No. 11360 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 11, 2002" - BYLAW NO. 11361

Rez. #02-06

Ptn. of 7865 Venture Street - located east of Lake City Way and within the Lake City Business Centre Area.

Ptn. of Lot 42, D.L. 59, Grp. 1, NWD Plan 30505

From: M3 Heavy Industrial District

To: M3r Heavy Industrial District

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a restaurant to serve the day-to-day needs of the industrial area.

The Advisory Planning Commission wish to advise Council that following its consideration of this rezoning application, a decision was reached to SUPPORT rezoning #02-06, Bylaw No. 11361.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR BEGIN

"THAT this Public Hearing relating to rezoning #02-06, Bylaw No. 11361 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR BEGIN
SECONDED BY COUNCILLOR JOHNSTON

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

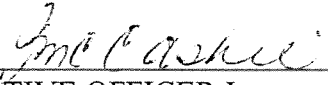
CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 7:47 p.m.

Confirmed:

Certified Correct:


MAYOR


ADMINISTRATIVE OFFICER I