

2003 June 24

A Public Hearing (Zoning) was held in the Council Chamber, City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2003 June 24 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 C. Jordan  
Councillor C.M.H. Redman  
Councillor N. M. Volkow

ABSENT: Councillor L. Rankin

STAFF: Mr. Jack Belhouse, Director Planning & Building  
Mrs. Ann Lorentsen, Administrative Officer Operations  
Ms. Shelley Karakochuk, City Clerk's Office

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

1. "BURNABY ZONING BYLAW 1965. AMENDMENT  
BYLAW NO. 33, 2003" - BYLAW NO. 11557

Rez. #02-53

5370 Buckingham Avenue

Lot 2, D.L. 85, Grp. 1, NWD LMP 54494

From: R1 Residential District

To: R1a Residential District

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single family dwelling with a floor area greater than that permitted under the prevailing residential zoning.

Geoff Adams, 3150 Prince Edward Street, Vancouver, the rezoning applicant, appeared before the members of Council advising that the purpose of the subject application is to build a home with an increased total floor area on a lot that is larger than most. Mr. Adams noted that the majority of the increased floor area will be in the basement of the home, therefore, the mass of the house will not increase substantially.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#02-53, Bylaw No. 11557 be now terminated."

CARRIED UNANIMOUSLY

2. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 34, 2003" - BYLAW NO. 11558

Rez. #03-13

5520 Halifax Street

Lot 46, D.L. 125, Grp. 1, NWD 36090

From: R2 Residential District

To: R3 Residential District

The purpose of the proposed zoning bylaw amendment is to permit subdivision of the site to create two single-family residential lots.

Don Drewoth, 5480 Halifax Street, Burnaby appeared before Council, accompanied by his father Charles of the same address, advising that their property is adjacent the subject site and they are concerned about the impact the proposal will have on their property. Mr. Drewoth noted concern about setbacks and the potential for being crowded and having the neighbouring house looming over them. A single residence on the subject site would have sufficient setback that it would not infringe on the aesthetics of the neighbourhood, whereas, two houses would crowd neighbouring properties pointed out the speaker. Mr. Drewoth also expressed concern about the potential loss of mature trees and shrubs on the property; pointing out the owners of property located at Fell/Halifax had recently removed all the trees when the lot was redeveloped. The Drewoths noted they would hate to see that happen here.

In conclusion, Mr. Drewoth pointed out that Planning staff had opposed this application because they do not support "ad hoc, non-policy requests" of this nature and the speaker asked Council to listen to this advice and reject the application. Other neighbours share the concerns he is expressing for his family concluded the speaker.

Joe Sacco, 4343 Georgia Street, Burnaby, the rezoning applicant, appeared before members of Council to express support for his application. Mr. Sacco pointed out that his property has an approximate 100 foot frontage, larger than any on the block, that will allow for subdivision with adequate setbacks. Mr. Sacco advised once the lot is subdivided and houses built there should be approximately 30 feet between the neighbouring house at 5480 Halifax Street and the one proposed to be built next to it.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#03-13, Bylaw No. 11558 be now terminated."

CARRIED UNANIMOUSLY

3. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 35, 2003" - BYLAW NO. 11559

Rez. #03-14

Portion of Hydro Right-of-Way (Parcel E) on Regent Street - located between Regent Street and the Trans Canada Highway, west of Douglas Road

Ptn. of Parcel E, D.L. 74, Grp. 1, NWD Ref. Plan 79026

From: M2 General Industrial District

To: P2 Administration and Assembly District

The purpose of the proposed rezoning bylaw amendment is to permit the installation of cellular antennae on a B.C. Hydro transmission line support structure.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#03-14, Bylaw No. 11559 be now terminated."

CARRIED UNANIMOUSLY

4. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 36, 2003" - BYLAW NO. 11560

Rez. #03-15

7487 Edmonds Street

Lot 98, D.L. 30, Grp. 1, NWD 44920

From: C1 Neighbourhood Commercial District

To: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C3 General Commercial District applicable to personal beer, wine and cider production use and in accordance with the development plan entitled "Rezoning Plan for Beer, Cider and Wine Making at Unit F - 7487 Edmonds Street known as Vista Plaza" prepared by Karen Holshoe)

The purpose of the proposed zoning bylaw amendment is to permit retention of the existing wine making business in the existing commercial development.

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

MOVED BY COUNCILLOR EVANS

SECONDED BY COUNCILLOR JOHNSTON

"THAT this Public Hearing relating to Rez.#03-15, Bylaw No. 11560 be now terminated."

CARRIED UNANIMOUSLY

5. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 37, 2003" - BYLAW NO. 11561

Rez. #03-20

3175 Willingdon Green

Lot 1, D.L. 70. Group 1, NWD Plan 68545

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

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and in accordance with the development plan entitled "7-Eleven Head Office Skysign" prepared by Galaxie Signs Ltd.)

The purpose of the proposed rezoning bylaw amendment is to permit the installation of a skysign.

A letter dated 2003 June 14 was received from Tony Fabian, 5288 Hardwick Street, Burnaby expressing his objection to the proposed Skysign. The writer feels the proliferation of signs in Burnaby is becoming a problem and especially obtrusive and attention-getting signs should be prohibited.

Gary Skelton, representing 7-Eleven Canada, 3185 Willingdon Green, Burnaby appeared before Council in support of their application for a Skysign.

MOVED BY COUNCILLOR REDMAN  
SECONDED BY COUNCILLOR JOHNSTON

"THAT the Public Hearing be now recessed."

CARRIED UNANIMOUSLY

The Public Hearing recessed at 7:53 p.m.

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JORDAN

"THAT the Public Hearing do now reconvene."

CARRIED UNANIMOUSLY

The Public Hearing reconvened at 7:56 p.m. with Councillors Johnston and Rankin absent.

In conclusion Mr. Skelton asked Council to support their application for a skysign.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing relating to Rez.#03-20, Bylaw No. 11561 be now terminated."

CARRIED UNANIMOUSLY

6. "BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 38, 2003" - BYLAW NO. 11562

Rez. #03-26

7195 Cariboo Road

Lot 2, D.L. 14, Group 1, NWD Plan 68061

From: CD Comprehensive Development District (based on P5 Community Institutional District)

To: Amended CD Comprehensive Development District (based on P5 Community Institutional District and in accordance with the development plan entitled "Salvation Army Temple" prepared by Musson Cattell Mackey Partnership)

The purpose of the proposed rezoning bylaw amendment is to permit an addition to the second floor of the existing church building.

Bill Reid, 555 Burrard Street, Vancouver appeared before Council members advising that he is the architect for the subject application and was available should Council have any questions.

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

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR VOLKOW

"THAT this Public Hearing relating to Rez.#03-26, Bylaw No. 11549 be now terminated."

CARRIED UNANIMOUSLY

ADJOURNMENT

MOVED BY COUNCILLOR EVANS  
SECONDED BY COUNCILLOR JOHNSTON


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

CARRIED UNANIMOUSLY

The Public Hearing (Zoning) adjourned at 8:05 p.m.

Confirmed:

Certified Correct:

  
MAYOR

ADMINISTRATIVE OFFICER OPERATIONS