



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2021 November 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE # 21-09**  
**AMENDMENT BYLAW NO. 23/21, BYLAW 14375**  
**Greentree Village Community Plan Area**  
**Third Reading and Final Adoption**

**ADDRESS:** Schedule A (see *attached*)

**LEGAL:** Schedule A (see *attached*)

**FROM:** CD Comprehensive Development District (in accordance with the development plans entitled "Green Tree Village" and "Green Tree Village Phase 2" prepared for Dawson Developments Ltd. by Michael Katz Architects (Bylaw Nos. 6203 & 6301); and "Green Tree Village Residential Development in Burnaby, B.C. for Daon Development Corporation" prepared by Michael Katz Architects (Bylaw No. 6482))

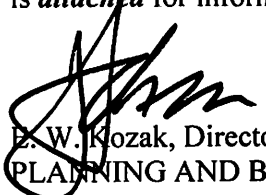
**TO:** Amended CD Comprehensive Development District (in accordance with the development plans entitled "Green Tree Village" and "Green Tree Village Phase 2" prepared for Dawson Developments Ltd. by Michael Katz Architects (Bylaw Nos. 6203 & 6301); and "Green Tree Village Residential Development in Burnaby, B.C. for Daon Development Corporation" prepared by Michael Katz Architects (Bylaw No. 6482)), and as supplemented by the Supplemental Development Regulations Greentree Village CD Districts

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2021 October 04;
- b) Public Hearing held on 2021 October 26; and,
- c) Second Reading given on 2021 November 08.

There are no prerequisite conditions to this rezoning to be completed. As such, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading and Final Adoption on 2021 November 22. A copy of the Public Hearing minutes for this rezoning application is *attached* for information.



E. W. Kozak, Director  
PLANNING AND BUILDING

AY:spf  
*Attachment*

cc: Chief Administrative Officer

**BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 23, 2021 - BYLAW NO. 14375**

**Rez. #21-09**

**3726-3762, 3727-3799, 3806-3896 AND 4536-4798 Garden Grove Drive; 4816-4888 AND 4831-4887 Hickory Court; 4901-4977 AND 4910-4980 Thornwood Place; and 4801-4873 AND 4802-4874 Greentree Place**

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*\*Councillor Johnston arrived at 5:05 p.m.*

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**Purpose:** to provide additional flexibility for minor renovations and additions to existing single family dwellings in the Greentree Village Comprehensive Development District

**Applicant:** City of Burnaby

Five (5) letters were received in response to the proposed rezoning application:

1. Benjamin Hetcher, 3818 Garden Grove Drive, Burnaby (*two submissions*)
2. Rosemary Gander, 3791 Garden Grove Drive, Burnaby
3. Rafique Kheraj, 4865 Greentree Place, Burnaby
4. Susan Papadionissiou and Bill Walters, 4949 Thornwood Place, Burnaby
5. Lis Madsen, 4788 Driftwood Place, Burnaby

The following speakers appeared before Council via Zoom in response to the proposed zoning bylaw amendment:

**Helen Singbell**, 4826 Greentree Place, Burnaby, appeared before Council and requested information regarding the maximum build out for her 'side-by-side'. Ms. Singbell also expressed concern regarding potential build out of the 'tall skinny housing' form and the resulting massing in relation to her home. Ms. Singbell queried if impacts to the different housing forms had been taken into consideration.

**Sean Hamilton-Silverstone**, 4536 Garden Grove Drive, Burnaby, queried the possibility of extending into the front yard with a carport/garage, and if the converted carport could be reinstated to its original use.

**Bill Walters**, 4949 Thornwood Place, Burnaby, thanked staff for the work that has been done to allow residents to make alterations that will facilitate the ability to age in place. Mr. Walters advised that he appreciates the charm of the community, adding that most homes were built in the 1970s and require renovations.

**Elizabeth Bovell**, 4540 Garden Road Drive, Burnaby, informed Council that she appreciates the village feeling that Greentree evokes, and queried if the proposed amendments would permit new home development. Ms. Bovell advised that she supports the proposed rezoning.

**Helen Singbell**, 4826 Greentree Place, Burnaby, spoke for a second time requesting the maximum square footage allowed. Ms. Singbell reiterated her concerns regarding the potential for massing by renovations/additions done to the 'tall skinny housing' form and the resulting effects on her 'side-by-side' home.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #21-09, Bylaw No. 14375 be terminated.

CARRIED UNANIMOUSLY