

FEBRUARY 5, 1962

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, February 5, 1962 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Blair, Clark,
Edwards, Hicks, Kalyk,
MacSorley and Prittie

ABSENT: Councillor Harper

The Hearing was held for the purpose of receiving representations for and against the following proposed rezonings.

MOVED BY COUNCILLOR MacSORLEY,
SECONDED BY COUNCILLOR EDWARDS:

"That the comments of the Planning Department, as expressed in its reports on each of the rezonings coming before this Hearing, be read before hearing the views of those persons who consider themselves affected by any of the proposed rezonings."

CARRIED UNANIMOUSLY

(1) FROM RESIDENTIAL TWO-FAMILY TO RESIDENTIAL MULTIPLE FAMILY TYPE I.

Lots 29 and 30, Blocks 55/58, D. L. 33,
Plan 1825.
(Located on the northwest corner of Booth
Avenue and Grange Street)

The report of the Planning Director dated December 1, 1961 on this proposed rezoning was read.

No one appeared in connection with this proposed rezoning.

(2) FROM RESIDENTIAL TWO-FAMILY TO RESIDENTIAL MULTIPLE FAMILY TYPE III.

Lot "B", Blocks 43/44, D. L. 35, Plan
4526.
(Located on the southeast corner of
Hertford Street and Smith Avenue)

The report of the Planning Director dated December 1, 1961 on this proposed rezoning was read.

A letter from Mr. Thomas Farrington, which Council received at its meeting on January 29, 1962, was brought forward. In his letter, Mr. Farrington expressed agreement with the proposed rezoning and suggested that the developers extend Burke Street through to Smith Avenue as a part of the development proposal.

A letter from the Municipal Engineer setting forth the views of his Department on the proposed rezoning was also received.

In this regard, the Engineer had the following comments to make:

- (a) It is considered warranted at this stage to secure and develop a road allowance for the extension of Burke Street between Chesham Avenue and Smith Avenue in order to facilitate the future traffic circulation around the apartment proposal. A further opinion on access locations to off-street parking facilities cannot be made until a site layout is available.
- (b) Water supply in the area is adequate.
- (c) The property under application lies in one of the worst problem areas in the West Burnaby Sanitary Sewer System, surcharging being a fairly regular occurrence on Smith Avenue immediately downstream from the property in question.

Mr. Ross Peden presented a petition signed by 28 persons objecting to the proposed rezoning on the grounds that a development of the kind envisaged would merely serve to aggravate an already critical situation with respect to storm and sanitary sewer facilities.

Mr. Paul, 3921 Hertford Street, expressed opposition to the rezoning proposal for the reasons that the development contemplated would increase the density of development and would thus devalue neighbouring property; it would also generate a parking problem due to the numbers of people who would be residing in the multiple family development.

Mr. James, 3891 Hertford Street, registered an objection to the proposed rezoning and expressed concurrence with the remarks of Mr. Paul relative to the parking situation. He also suggested that the school facilities in the area would be over-taxed should the development at hand proceed.

Mrs. Bradley, 5351 Smith Avenue, objected to the proposed rezoning because of the sewer and school situations, as mentioned by previous speakers.

Mrs. Warburton, 5191 Smith Avenue, voiced an objection to the proposed rezoning on the same grounds as Mrs. Bradley.

Mr. Binet, 3907 Hertford Street, objected to the rezoning proposal and expressed concurrence with the remarks of both Mr. James and Mr. Paul.

Mr. Krzus, 5175 Smith Avenue, registered an objection to the proposed rezoning because of the sewer and school situations, as mentioned by previous speakers.

Mr. Brown, 5307 Patterson Avenue, inquired as to why the sewer on Smith Avenue was not being utilized to the fullest extent.

Mr. Kitson, 3863 Hertford Street, spoke in opposition to the rezoning proposal.

Mr. Golightly, 5203 Smith Avenue, registered an objection to the rezoning proposal because of the sewer situation.

Mr. White, 3877 Hertford Street, registered an objection to the rezoning proposal because of the sewer and school situations mentioned by previous speakers. He also expressed concurrence with the remarks of Mr. Paul concerning the traffic situation and the devaluation aspect.

Mr. Nafield, 5157 Smith Avenue, spoke against the proposed rezoning because of the sewer situation.

(3) FROM RESIDENTIAL TWO-FAMILY AND COMMERCIAL TO RESIDENTIAL MULTIPLE FAMILY TYPE III AND COMMERCIAL

Lots 2 to 8 inclusive, Block 2, D. L. 205,
Plan 3328
(Located on the south side of Hastings Street
between a point approximately 133 feet east
of Holdom Avenue and Fell Avenue).

The report of the Planning Director dated January 15, 1962 on this proposed rezoning was read.

Mr. F. J. Wirick wrote advising that he had no objection to the proposed rezoning.

Mr. W. K. Wirick also wrote advising that he had no objection to this proposed rezoning.

Mr. John W. G. McKenzie spoke and advised that he favoured the proposed rezoning and further, that he was also representing Mr. and Mrs. G. W. McKenzie of 5924 Hastings Street who also agreed with the rezoning proposal.

A Mr. Aird, 530 Holdom Avenue, spoke and made a number of inquiries concerning the location of the properties under consideration.

(4) FROM SMALL HOLDINGS TO RESIDENTIAL MULTIPLE FAMILY TYPE III.

Approximately the easterly 340 feet of
Block 9, D. L. 126, Plan 3473.
(Located on the east side of Delta Avenue
approximately 525 feet north of Halifax
Street).

The report of the Planning Director dated December 1, 1961 on this proposed rezoning was read.

Mr. Lehn, 1621 Springer Avenue, spoke in favour of the proposed rezoning.

Mr. Hartwell, 1609 Springer Avenue, also advised of his approval of the proposed rezoning.

Mr. Stephens, 1513 Springer Avenue, expressed concurrence with the rezoning proposal.

(5) FROM LOCAL COMMERCIAL TO COMMERCIAL.

Parcel "B", Explanatory Plan 14055,
S.D. 1, Block 4, D. L. 59/136/137,
Plan 3050.
(Located on the southeast corner of
Lougheed Highway and Bainbridge Avenue)

The report of the Planning Director dated December 1, 1961 on this proposed rezoning was read.

Mrs. L. Yzerman, 7141 Lougheed Highway, submitted a letter advising that she had no objection to the proposed rezoning.

Mr. Haddon, owner of the subject property, also expressed his approval of the proposed rezoning.

Mr. Schull, 3030 Bainbridge Avenue, appeared and advised that

he had no real objection to the proposed rezoning.

(6) FROM GASOLINE SERVICE STATION TO RESIDENTIAL TWO-FAMILY.

Lots "A", and "B", R.S.D. 29, S.D. 5,
Blocks 1 and 2, D. L. 207, Plan 15274.

(Located on the southwest corner of
Hastings Street and Duthie Avenue).

The report of the Planning Director dated December 1, 1961
on this proposed rezoning was read.

Mr. O. Sandstrom, submitted a letter advising that he had no
objection to this proposed rezoning.

(7) FROM LIGHT INDUSTRIAL TO RESIDENTIAL TWO-FAMILY.

(a) Those lots abutting the south side of
Imperial Street between Dunblane Avenue
and MacPherson Avenue, including Lot 2,
Blocks 4/5, D. L. 90, Plan 2066.

(b) Those lots abutting the north side of
Imperial Street between Royal Oak Avenue
and MacPherson Avenue, including Block
35, North 66 feet Sketch 2552, D. L. 94S,
Plan 720; Lot 2, Block 44, D. L. 94S,
Plan 0297; Block 44 North 50 feet, D. L.
94S, Plan 720.

The report of the Planning Director dated December 1, 1961
on this proposed rezoning was read.

The following wrote expressing approval of the rezoning
proposal:

- (a) F.L.E. and A.V. Lippmann, 5032 Imperial Street;
- (b) N. and A. Davis, 5068 Imperial Street;
- (c) A. and M.M. Milne, 5056 Imperial Street;
- (d) T. and A. G. Smith, 5020 Imperial Street;
- (e) E. and T. J. Uittenhout, 5008 Imperial Street.

The following wrote expressing objection to the proposed
rezoning:

- (a) A. G. Smith, 5438 Imperial Street;
- (b) C. E. Mills, 5462 Imperial Street;
- (c) C. L. and D. H. King, 6843 Antrim Avenue;
- (d) Mr. P. A. Stanley, 5055 Beresford Street.

The following persons appeared and expressed opposition to the
proposed rezoning:

- (a) Mr. Brown, 6808 Royal Oak Avenue

Mr. Brown also stated that he was speaking on behalf of Mr.
Hall, 6826 Royal Oak Avenue who likewise opposed the proposed

rezoning.

- (b) A representative of DeMan's Bulldozing, 5407 Portland Street;
- (c) Mr. Brydon, 5411 Imperial Street.

Mr. G. Duguid, 5291 Imperial Street, spoke and advised that he was in effect neutral in the matter, his only desire being that there be some stability to the zoning in the subject area.

Mr. McMaster, 6810 MacPherson Avenue, appeared and advised that he had no objection to the proposed rezoning.

(8) FROM LIGHT INDUSTRIAL TO RESIDENTIAL MULTIPLE FAMILY TYPE I.

Lot "B", Block 44, D. L. 151/3, Plan 14243.

(Located on the southwest corner of Dow Avenue and Beresford Street).

The report of the Planning Director dated December 1, 1961 on this proposed rezoning was read.

Mr. J. B. Robieson, 6526 Sussex Avenue, appeared and registered his opposition to this proposed rezoning.

Mr. J. Loukes, 6091 Cassie Avenue, spoke and recorded his opposition to this proposed rezoning.

Mr. E. Unger, one of the owners of the subject property appeared and advised that the development contemplated for the property in question was much the same as that which currently exists across the street from the site.

Mr. B. E. Ellis, President, Western Furniture Limited, submitted a letter registering his opposition to this proposed rezoning.

(9) FROM LIGHT INDUSTRIAL TO COMMERCIAL.

- (a) Lots 6 E $\frac{1}{2}$ and 6 W $\frac{1}{2}$, Lots "A" and "B", of S.D. 7, all of Block 3, D. L. 206, Plan 1071.
(Located at the southeast corner of Hastings Street and Kensington Avenue)

- (b) Lots 9 E $\frac{1}{2}$ and 9 W $\frac{1}{2}$, Block 3, D. L. 206, Plan 1071.
(Located at the southwest corner of Hastings Street and Grove Avenue)

The report of the Planning Director dated December 1, 1961 on this proposed rezoning was read.

Mr. W. H. Martin wrote opposing the proposed rezoning of that land described under (b) above.

Mr. Whitson, 535 Grove Avenue, appeared and registered an objection to the proposed rezoning of that land mentioned under (b) above.

Mr. Sherwood, 6553 Georgia Street, expressed opposition to the proposed rezoning mentioned under (a) above.

- (c) Those lots abutting the south side of Imperial Street between Nelson Avenue and Dunblane Avenue including Lot 2 Except North 115 feet, Block 10, D. L. 90, Plan 0184.

The report of the Planning Director dated December 1, 1961 on this proposed rezoning was read.

No one appeared in opposition to this proposed rezoning nor did anyone speak in favour of it.

(10) FROM LIGHT INDUSTRIAL TO AUTO COURT.

Lots 8 E $\frac{1}{2}$ and 8 W $\frac{1}{2}$, Block 3, D. L. 206, Plan 1071.

(Located on the south side of Hastings Street approximately 210 feet west of Grove Avenue)

The report of the Planning Director dated December 1, 1961 on this proposed rezoning was read.

Mr. E. Anderson submitted a letter opposing this proposed rezoning.

Mrs. Edwards, 6624 Hastings Street, registered an objection to this proposed rezoning.

Mr. Huggan, 6595 Georgia Street, registered an objection to this proposed rezoning.

Mr. Porte, of Porte Construction and Development Limited, appeared and expressed his approval with the rezoning proposal.

The matter of amending Sub-Section (c) of Section 12E of Burnaby Town Planning By-Law 1940 by deleting the words "not over 40,000 square feet" therefrom was also before the Hearing.

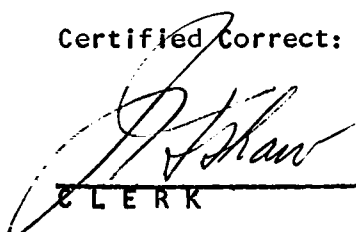
No one appeared in connection with this proposed amendment.

The Hearing then adjourned at 9:20 p.m.

Confirmed:

Certified Correct:


REEVE


CLERK