

FEBRUARY 11, 1964

A Public Hearing was held into proposed amendments to "Burraby Town Planning By-law 1948" being By-law No. 1991, in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway on Tuesday, February 11th, 1964 at 7:35 p.m.

PRESENT: Acting Reeve Wells in the Chair;
Councillors Blair, Dailly, Cafferky
and Herd.

ABSENT: Councillors Edwards, Hicks, MacSorley
and Reeve Emmott.

Acting Reeve Wells explained the procedures followed at Public Hearings for the information of those present.

1. PROPOSED REZONING FROM HEAVY INDUSTRIAL TO AGRICULTURAL

Lots 1 to 5 inclusive, Block 9, D.L. 173,
Plan 1034.

Mr. Kostluk, 5951 Thorne Avenue, expressed agreement with the proposed rezoning on behalf of himself and four other property owners and asked that consideration be given to the rezoning of properties along Thorne Avenue on the opposite side of the street for agricultural purposes.

There were no further representations on this item.

2(a). PROPOSED REZONING FROM RESIDENTIAL TWO-FAMILY TO RESIDENTIAL
MULTIPLE FAMILY TYPE 1

Lots 7 to 23 inclusive, Block 41, D.L.'s 151/3,
Plan 1925.

Mrs. J. P. Greenaway and Lois Roberta Greenaway wrote with reference to the rezoning of these properties as owners of Lot 6, adjoining the subject Lot 7, explaining that an approach had been made to them by Hemlock Realty Ltd. on several occasions for purchase of the property for apartment purposes and an application had been made to have the property zoned accordingly. Information had been obtained that the owner of Lot 5 was not interested in the rezoning and that his sale price was far in excess of what a builder could pay for the property.

They had subsequently learned that the subject application was to be considered and that their property had been withheld since their lot was only 40-foot frontage as was the Francis lot (5) and that neither lot would meet the apartment requirements as to frontage so that the two lots had been withheld from the rezoning proposal.

Consideration of the rezoning of their property was asked by the Municipal Council.

Mr. Peter Wilson, 6516 Silver Avenue, spoke representing a number of residents opposing the rezoning and presented a petition, the text of which is attached and forms a part of these minutes.

Mr. Wilson also objected to the frame type of apartment construction proposed.

Mr. Wilson also drew attention to the lane exchange and north-south lane proposals in the report of the Planning Director and the fact

that it had been presented in such a manner that the remaining ten feet of the north-south lane would be obtained from properties on Silver Avenue at such time as these are rezoned. The spokesman objected to this on the grounds that inherent in the proposal was the probability that the rezoning of properties on Silver Avenue for apartment purposes was imminent.

Mr. Wilson submitted that with regard to the four lots at the north and south extremities of the subject lots, attempts had been made to acquire these four properties for the current project and that no reasonable offer to purchase had been forthcoming. Mr. Wilson submitted that he knew of an owner who was prepared to testify that a reasonable offer had never been made. It was submitted that errors had been made in regard to apartment zoning and developments in the area and that the Council was being asked to compound these previous errors.

Mr. Gauthier, 5468 Silver Avenue, opposed the rezoning on the grounds that his property was directly opposite a proposed easement connected with the project. Furthermore, it was his understanding that the Municipality would be asking for an additional ten feet of his property to widen the lane to a full twenty foot allowance and he was opposed to such additional dedication. His life's savings were in the building located on his property and he was also opposed to the frame type of apartment building.

There were no further representations.

2(b) Lots 3 and 4, Block 39, D.L.'s 151/3, Plan 2884

A letter was received from L. & B. Barlow and J. M. Richter expressing favour to the proposed rezoning and also expressing favour to the traffic arrangement of a nearby apartment and requesting that the same arrangement be introduced for this apartment.

Mr. Hastie, owner of property at the north-east corner of Maywood Street and Silver Avenue, echoed the submission of Mr. Wilson on the previous application and objected to the type of construction proposed.

Mr. Ben Hargreaves, 6560 Silver Avenue, agreed with Mr. Hastie's remarks and submitted that it was not desirable that apartments be constructed any nearer than they are at the present time. Apartments bring too many people and create traffic and dust problems.

The architect for the apartments drew attention to the fact that good offers had been received for apartment blocks in the area and that the type of construction was not considered to be inferior.

There were no further representations.

2(c) Lots 6 to 9 Inclusive, Block 9, D.L.'s 151/3, Plan 2702.

Mrs. Doris Short, 5922 Olive Avenue, asked if there were any plans to continue James Street.

The Director of Planning advised that there was no proposal to put James Street through and that lane facilities had been provided by a previous apartment development and would serve adequately as a means of secondary access to the new apartment proposal.

3. PROPOSED REZONING FROM RESIDENTIAL TWO FAMILY TO RESIDENTIAL MULTIPLE FAMILY TYPE III

A portion of Parcel 43, S.D. 5, Blocks 1/2, D.L. 207, Plan 24839.

Mr. G. A. Martin spoke on behalf of the residents surrounding this project advising that a solicitor had been engaged but was unable to attend the Hearing. Mr. Martin requested that the solicitor be permitted to make his submission later. Ninety percent of the property owners effected directly had objected and, furthermore, there were a large number who did not receive Municipal notices who were also objecting. A petition signed by sixty-four property owners was presented by Mr. Martin.

Mr. Hoskins, 5138 Sidley Street, presented a brief on behalf of the applicants, attached to and forming a part of these minutes. Mr. Hoskins presented his brief as a member of the applicant company.

Mr. Dull, Architect for the apartment proposal presented site plans of the proposed development and pointed out that the apartment would be laid out to take parking away from the perimeter of the development so that surrounding residents will not have the annoyance of the view of numerous parked cars to contend with.

The centre land use of the project will take the form of play areas complete with swimming pool with a permanent cover. The apartments will contain two and three bedroom suites and, by comparison, it was submitted that there were 116 school children emanating from the Capitol Hill development on Hastings Street at Fell Avenue.

\$23,000.00 would be spent on landscaping the Hastings Street side and expenditure on the swimming pool would amount to \$24,000.00. Other sizeable expenditures would be made to maintain permanent trees and to import other trees for landscaping of the grounds. Generally, everything was being done to make the development harmonious with the surrounding residential community.

The Burnaby School Board wrote with reference to school facilities in the vicinity, advising that at the present time the Westridge School which would normally have to provide additional accommodation, is at capacity. The Board plans an addition to the nearby Lochdale School for September and will be transferring some students from Capitol Hill Garden Apartments to either Capitol Hill or Aubrey School next September which will provide some relief at Westridge. Future planning provides for the assembly of a school site in the vicinity of Duthie Avenue and Union Street and when this school is developed, students currently attending Westridge from the Westridge subdivision would be accommodated at the new centre. Future requirements for the general area appeared to be under control subject to any unforeseen contingencies which may develop from the Simon Fraser University.

The School Board is confident that if this apartment development is approved, suitable accommodation can be provided although it will add to the accommodation problems for the Board.

Mr. Dixon, resident in the area, advised that the people do not want to see an apartment development for fear that schools will be overcrowded.

Mr. Dull submitted that if the same area were developed with housing units, there would be about sixty children to be accommodated.

Mr. Hanson, 512 Duthie Avenue, queried the height of the apartments and the reply was that the maximum was 35 feet and it was anticipated these buildings would be five to seven feet less than maximum. Mr. Hanson submitted that the apartment development would block the view from his premises.

Mr. Clements, 7125 Union Street, submitted that there appeared to be some discrepancy on frontages of property owned by the Company in that there seemed to be 90 feet frontage in excess of the actual. Many new houses had been built recently on Hastings Street and Duthie Avenue and it was feared this development would destroy the amenities enjoyed by these new homes.

Mr. Goy, 538 Duthie Avenue, submitted his opposition to the proposal.

Mr. Martins, 521 Duthie Avenue, advised that before buying property in the area he had visited the Municipal Hall to determine the zoning and had been told that the area was Residential Two-Family zoning and he had purchased his property on this basis.

Mrs. Martins, 7171 Union Street, submitted that the development will be bound on three sides by a lane between the development and the residences and this was not considered to be a desirable situation and would create a nuisance to the residents.

There were no further representations.

4. PROPOSED REZONING FROM SMALL HOLDINGS TO COMMERCIAL

Easterly 50 feet of Lot 1 Sketch 9829, Except Sketch 12786, Block 1, D.L. 2, Plan 3044

The Home Oil Distributors Limited wrote advising that the stipulations laid down in the report of the Planning Director concerning this proposed rezoning were acceptable and offering co-operation to iron out the mechanics of the stipulations.

Mr. Melville, of the Home Oil Company, was present and advised he was prepared to answer questions.

Mr. Kennedy, 1350 Kingsway, spoke as an agent on behalf of three owners in the area. It was submitted that if this 50 foot strip out of a larger property were allowed and the remainder left as Small Holdings, homes could be built on the remaining property and will prejudice the future of his client's property. It was felt that the entire acre should be rezoned at this time.

The Director of Planning submitted that the rezoning of the entire area would frustrate Municipal plans for roads and services in the area and this is the reason for the recommendation for partial rezoning.

The Company is prepared to dedicate the westerly 33 feet of the property for road at this time and to enter into an exchange of lands for services at an appropriate time to follow through on the Community Plan proposals for this area as adopted by the Council previously.

Mr. Kennedy submitted that the property owners he represents want all the land to be rezoned or none to be rezoned. If partial zoning is granted at this time to the Company applicant, there will be difficulty in obtaining services in the future. The Director of Planning explained the servicing requirements in the area and pointed out that the rezoning of the 50 feet, in addition to the Company's undertaking

to assist in the servicing at the appropriate time would be in the best interests of the neighbourhood.

Mr. Davies, representative of Mr. Symonds, owner of the property, expressed agreement to the proposed rezoning.

There were no further representations.

5. PROPOSED REZONING FROM COMMERCIAL TO GENERAL COMMERCIAL

Lots "A" & "B", Block 8, D.L. 121/187,
Plan 3433

Mr. and Mrs. M. Burke, 4583 Brentlawn Drive, wrote protesting the proposal to create an additional parking area adjacent to their premises at 4112 Albert Street, pointing out that there was already a parking lot for the Admiral Hotel on one side of the property and the imposition of an additional parking area through this proposed rezoning would create a nuisance on the opposite side of the house that would make the property difficult to rent,

Mr. D. Baxter, 12 North Boundary Road, part owner of the property under application, submitted that it was understood the only objection to the zoning was the creation of a parking lot. The problem of a parking lot from the Admiral Hotel was recognized, however, the facilities for the proposed apartment block were quite different from the Hotel parking. The apartment parking area would be covered permanently on three sides.

The Planning Director reported that an earlier decision had been made on this in his Department on the basis of a ten-foot green planting area on the Albert Street side of the property, however, it was now understood that this will mean a complete redesign of the building and it was now submitted that the planting area had been reduced to five feet and had been agreed to on this basis. It was submitted this should be adequate if the planting area is properly planned.

Mr. Glasser, Manager of the Admiral Hotel spoke and advised he appreciated the problem with regard to the parking area and offered to co-operate with the proponents of the apartment development in the purchase of the Burke property being the last remaining residents in this block.

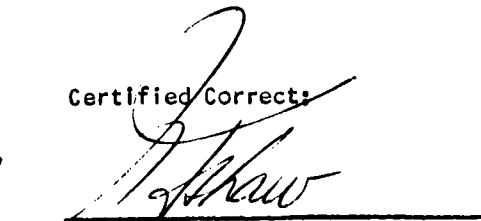
There were no representations for or against the proposed amendment to Section 10(b) of the By-law to prohibit the use of land for funeral or undertaking establishments, mortuary or crematoriums in Local Commercial zones.

The Hearing adjourned at 9:15 p.m.

Confirmed:


REEVE

Certified Correct:


CLERK

Petition presented by Mr. Peter Wilson,
6516 Silver Avenue, Burnaby 1, and signed
by eighteen others re Item 2(a) in Minutes.

Dated - February 11, 1964.

We have been invited by the Municipal Clerk to register an opinion on the proposal to rezone Lots 7 to 23 inclusive, Block 41, D.L.'s 151/3, Plan 1925, (Located on the west side of Telford Avenue between a point approximately 222 feet north of Maywood Street and a point approximately 680 feet northward).

The Planning Department, in their observations to Council, confined their initial objections to the application to three points:

1. Multiplicity of ownership and parcel size
2. Absence of a lane allowance through the block
3. An anticipated School problem.

These objections are of a practical or mechanical nature and, in restricting their objections to this level, the Planning Department no doubt acted within the confines of their responsibility.

Even at this level, however, we must take a second look at the suggested solutions if we are properly to assess the greater, underlying problem.

The solutions to the first two problems have obviously been a concession by the applicants, primarily designed, we submit, to overcome the immediate practical objections and thus lead to a favourable recommendation.

The third objection has not been overcome but has merely been temporarily allayed. In the final paragraph of the observations, the Planning Department states, "If Apartment zoning is continued in this area, a school problem will result".

We are not taking issue with the Planning Department nor do we intend to imply criticism. We feel they are trying earnestly to do their job as it is laid down for them. We feel, however, as citizens of Burnaby primarily and residents of the affected area specifically that we must speak out in concert against the continuing encroachment of the type so prevalent south of Kingsway.

As residents of the area we are very concerned because we would like very much to continue as residents of the area. We like where we live, we like our houses and our neighbours. We, too, like "being very close to the amenities normally considered desirable - transportation, shopping facilities, etc."

We are very concerned because we wonder whether we are being led into the wilderness by default or whether someone somewhere perceives a path that no one else perceives.

Are we forced to sit idly by while we witness frame construction apartments of varying sizes spring up in an apparently haphazard manner to the detriment of solid residential areas.

This creates two classes of citizens in the area. The citizen who likes his house and wants to continue to live in it without being hemmed in as has happened on Royal Oak between Imperial and Kingsway and the citizen whose only apparent interest in his house and area

Petition presented by Mr. Peter Wilson - Continued --

is purely speculative and this, in many instances, is evident in the appearance and maintenance of his property.

How does the first class of citizen justify a continued pride in his house and grounds when he is constantly confronted by such a spectre? Or does he take a negative position and inevitably find that avarice has supplanted consideration and he is forced to sell out far below honest replacement value or be swallowed up?

We submit this is the real issue. This specific rezoning is merely the child of the father.

We surely have some aesthetic rights in addition to the legal rights provided by the law! The very least to which we are entitled is an assurance that we are not to be gradually hemmed in here and there and unspectacularly but inevitably be picked off one by one by land and development promoters seeking to enrich themselves at the immediate expense of some of the citizens of Burnaby and the ultimate expense of all of the citizens of the Municipality.

Let Council take stock of the truly depressed and rundown areas just as "close to the amenities normally considered desired", and let Council insist these be properly developed before allowing the better areas to come under attack.

The policy apparently followed to date will only spread the blight as conscientious people throw up their hands in despair and futility.

We ask that Council be cognizant of all these matters. We ask that Council deny the lure of sectionalism. We ask that Council be both progressive and forthright. Let Council, in conjunction with the Planning Department, provide leadership and not merely be led!

This is the greater underlying problem, Gentlemen, and we must take this opportunity to register our protest not only by speaking against the application but by insisting upon a clear unequivocal statement of policy from our elected leaders and some firm indication of whether the road ahead leads to permanency or partition.

This is respectfully submitted with the full knowledge, consent and support of the following residents of the area:

(19 signatures)

Brief submitted by Mr. Hoskins, 5138
Sidley Street, re Item 3 In Minutes

We suggest to use this property other than for what we suggest in our application, would be to MISUSE the land.

The present proposal has been modified over the past week to meet observations of Planning Department and your Chief Building Inspector. This one provides for dedication and extension of public lane along entire E/S of site as requested, and because of reduced site area, 99 suites rather than 102 are provided. Furthermore, nine separate buildings rather than three larger blocks, a significant point in view of the understood objections of some regarding the size of the building blocks.

On the question of the size of the project, it should be noted that the area and number of units has been substantially reduced from the original presentation. That is, original site extending further south provided for 152 units and has been reduced to its present scale in recognition of objectives of the Planning Department, respecting the overall land use pattern and development objectives for the surrounding neighbourhood. Both the owners, BETA INVESTMENTS, and the intending developer, MR. BULL, accept this view. With an investment in the order of ONE MILLION DOLLARS, riding on the stability and proper development of the surrounding area, this attitude is understandable and we hope similar prudent judgment will continue to be employed with respect to development of the surrounding area.

If we may elaborate on our original application, we have stated that accommodation in the Garden Apartment project on Hastings near Fell, has been easily rented and in our opinion there is a very substantial unsatisfied demand for rental accommodation of this type and in this price range.

Now it is appreciated that critics of this kind of family rental accommodation sometimes point out that it involves the Municipality in large school costs. We respectfully suggest that this is not a full or true view of the situation. Firstly, the school load is not as severe as some may think - experience at Fell and Hastings, suggests that about one student per suite can be anticipated from this project. Secondly the project does not involve the Municipality in the new street improvements or other services as would the creation of new single family homes, and hence Tax Revenues from the project can be applied, nearly in total to schooling costs.

Thirdly, if accommodation of this sort is not available, then these residents will quite possibly be "under-housed" in non-family apartments or basement suites - usually "illegal". If housed in these conditions - and of course none of us would condone this for other reasons, municipal revenues would be very substantially reduced with increased responsibilities and costs.

Apart from the municipal finances of the matter, we suggest that Burnaby needs this kind of accommodation and continuing diversification of its population and activities will require more. For example, SIMON FRASER UNIVERSITY - not too far from the site - may enhance the need in this locality though we are confident that the accommodation will be filled without this source of tenants.

Accepting that there is a need for this kind of housing, one can

Brief submitted by Mr. Hoskins - Continued --

properly ask whether this particular tract is well situated for such development - not just this year but in the foreseeable future. We have no doubts - neither has Mr. Dull, and neither have his financial backers, nor we understand - Central Mortgage and Housing - though formal approval has never been sought. The site is excellently located with respect to existing transit routes, present and undeveloped future commercial area, and with regard to the evolving school sites system in this district.

(POINT OUT FEATURES ON STRIP MAP)

The proposed use of the site, and the ultimate development of the block as outlined by your Department, provides an eminently logical and desirable land use pattern with the future terrace housing to the South and medium density apartments North of our low density development, encircling the existing commercial zone.

No problem will be encountered in servicing the tract and we believe project traffic will be easily and efficiently conducted to and from the site by the peripheral lanes and several exits onto Hastings and Duthie.

As is well known to the Planning Department and to the owners of property along Hastings Street from whom we purchased the "backland" now forming the site, our present application is a distinctly different proposition from that which we outlined about one and one-half years ago. We are not embarrassed by this - since that time we earnestly pursued the objective of subdivision for a single-family residential development. However, we were unable to acquire all of the property necessary to effect this subdivision and latterly, on viewing the property in relation to the need for family rental housing, we were convinced that it was eminently suited for this purpose.

We have signified our willingness to co-operate with the Municipality in effecting the terrace housing area to the south on that property which we will continue to control and we have also, indicated our willingness to sell, at a price fixed by the Municipality Property Department, the property in the southwest corner to the Municipality, in order to advance ultimate development of the whole block.
