

NOVEMBER 1, 1965

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Monday, November 1, 1965, at 7:00 p.m., to receive representations in connection with the rezonings shown below.

PRESENT: Reeve Emmott in the Chair;
 Councillors Blair, Corsbie (7:20 p.m.),
 Dailly, Drummond, Edwards,
 Herd and Hicks (7:08 p.m.)

ABSENT: Councillor Cafferky

His Worship, Reeve Emmott, outlined the rezoning procedure, as prescribed by the Municipal Act and as established by Council policy.

(1) FROM RESIDENTIAL DISTRICT (R5) TO SPECIAL INDUSTRIAL DISTRICT (M4)

Lots 25 to 29 inclusive, Block 35, D.L's 151/3, Plan 1319

(Located at the corner of and fronting Beresford Street and Kathleen Avenue)

Mr. F.B. Green, 6070 Kathleen Avenue, spoke in opposition to the rezoning proposal on the grounds that allowing Fresh Pak Limited to expand its operations would perpetuate the nuisances presently created by the noise and odour which emanates from the plant.

Mr. C. W. Bailey, 6080 Kathleen Avenue, spoke and advised that he concurred with Mr. Green.

COUNCILLOR HICKS ARRIVED AT THE MEETING.

A petition signed by 40 persons opposing the rezoning proposal was then presented.

The petitioners contended that they had had many disturbing experiences since Fresh Pak Limited established itself in the area, with such things as foul odours and rodents being quite prevalent.

They pointed out that Council has adopted the recommendations in the "Maywood" report, one of which was that the present Light Industrial uses in the area be retained but no further extensions of them be made.

The petitioners concluded by emphasizing that, if Council proceeds with the rezoning proposal at hand, this would be contrary to its own action on the question of not allowing an extension of Industrial uses in the "Maywood" area.

Mr. A. Noyes, 6146 Kathleen Avenue, spoke and suggested that if Fresh Pak Limited installs a railway siding to serve its plant, this will result in more noise being created than presently prevails.

He also enquired as to the validity of a proposal to deadend Kathleen Avenue.

The Planning Director confirmed that this was being planned, the purpose of it being to eliminate the use of Kathleen Avenue by industrial traffic and thereby attracting only "residential" types of traffic movements.

Mr. D. Crandlemire, 6097 Kathleen Avenue, next spoke and advised that he concurred with the views expressed in the petition.

Mr. W. Flatt, 6291 Kathleen Avenue, advised that he was opposed to the rezoning proposal.

Mr. G. F. Ford, 6176 Kathleen Avenue, advised that he was opposed to the rezoning proposal as well.

(2) FROM SMALLHOLDINGS (A2) TO RESIDENTIAL (R2)

- (a) Those properties bounded by Parker Street to the North, Holdom Avenue to the East, Halifax Street to the South and Delta Avenue to the West.
- (b) Those properties bounded by Halifax Street to the North, Duthie Avenue to the East, Broadway to the South and Kensington Avenue to the West SAVE AND EXCEPT those properties zoned Park and Public Use District (P3) as designated in "Burnaby Zoning By-Law 1965".
- (c) Those properties lying within an area as follows:
 From the junction of Spruce Street and Royal Oak Avenue East along Spruce Street to Percival Avenue, South along Percival Avenue allowance to a point on Gilpin Street, East approximately 305 feet to Iris Avenue allowance, South along the Iris Avenue allowance to Price Street, West along the subdivision line to Royal Oak Avenue and North to Spruce Street SAVE AND EXCEPT those properties zoned Park and Public Use District (P3) as designated in "Burnaby Zoning By-Law 1965".

The Planning Director explained that the land in the three areas outlined is, and has been for some time, experiencing Single Family development and, with the Small Holdings zoning category, some problems have arisen which conflict to some extent with normal Single Family development. He elaborated by advising that examples of these problems are:

- (i) The keeping of a variety of animals, which is normally intended for agricultural areas;
- (ii) Limitations imposed on subdivisions of property make Single Family development difficult;
- (iii) The Approving Officer had discretion under the former Town Planning By-Law to relax subdivision requirements involving lands zoned Small Holdings but he did not possess this power under "Burnaby Zoning By-Law 1965", with the result he has been unable to assist in the promotion of Single Family development in the three areas concerned.

The Planning Director also explained that a Small Holdings zoning category is intended to be a transitional arrangement and that the proposal to rezone the three areas listed above to Residential is the normal course of action in the transitional process.

Mr. D. H. Stephens, 1509 Springer Avenue, enquired as to the effect which would be felt by the rezoning proposal being implemented.

The Planning Director stated that there would be no, or little, change in land assessments of the properties involved until residential development took place.

Mr. R. Lee, 5266 Spruce Street, stated that he was making a partial living from his land and did not want to have it rezoned to a category that would preclude this use. Mr. Lee added that he was aware he could continue the present use, even though it would be non-conforming, but he would not be able to expand it by constructing additional agricultural buildings or extending his operations.

Mr. Lee pointed out that his neighbour, Mr. N. O. Forssell, and himself are both in the same position and want the current rezoning retained.

He also mentioned that land in the immediate vicinity is being subdivided at the present time.

Mr. T. P. Dunek, 5466 Spruce Street, advised that he supported the rezoning proposal.

COUNCILLOR CORSBIE ARRIVED AT THE HEARING.


Mr. Dunek also queried why those owners involved in the rezoning at hand were not notified directly of this Hearing.

His Worship, Reeve Emmott, explained that it was felt by Council the rezoning being proposed was in the best interests of the property owners concerned and, because it would have taken a considerable time to arrange for notification being sent to the owners, the Council decided not to send notices of the Hearing.

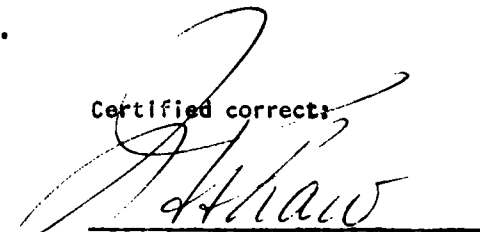
Mr. Dunek suggested that all property owners in the areas that are the subject of the rezoning proposal be sent a copy of the report received by Council on the proposed rezoning.

The Hearing adjourned at 7:25 p.m.

Confirmed:


REEVE

Certified correct:


CLERK