

SEPTEMBER 7, 1965

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Tuesday, September 7, 1965, at 7:00 p.m. to receive representations relating to proposed amendments to "Burnaby Zoning By-Law, 1965".

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

His Worship, the Reeve, outlined the procedures to be followed at, and the purpose of, a Public Hearing. He also explained the statutory requirements and policy of Council with respect to Public Hearings.

The following are particulars of the proposed amendments to "Burnaby Zoning By-Law, 1965":

1. Proposed Rezoning

(A) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

- (i) Lots 58 and 59, D.L. 96, Plan 27826
- (ii) Lots 4 to 6 inclusive, S.D. "C", Blocks 2/3,
 D.L. 96, Plan 1349
- (iii) Lot 8, Sketch 9949 except part on Plan with By-Law
 30078, S.D. "C", Blocks 2/3, D.L. 96N, Plan 1349
- (iv) Lot 9, except South 16½ feet as shown on Plan with
 By-Law 30078, S.D. "C", Blocks 2/3, D.L. 96N, Plan 1349

(The above described Lots 8, 9 and 59 are located on the North side of Kingsway from a point approximately 197 feet East of Colborne Avenue, Eastward a distance of approximately 265 feet.

The other lots described are located on the South side of Balmoral Street from a point approximately 207 feet East of Colborne Avenue Eastward a distance of approximately 358 feet).

Mr. A. Singer appeared and presented a petition signed by nine property owners objecting to the proposed rezoning. The chief contention in the petition was that the construction of apartments on the subject properties would have a detrimental effect on neighbouring residential development.

Mr. H. Olenyk next spoke and expressed favour with the rezoning proposal if land on both sides of Balmoral Street was rezoned to multiple family use. He pointed out that apartment development in the area would be desirable because of the proximity of commercial facilities and other amenities that are deemed vital to sustain multiple family development.

COUNCILLOR HERD ARRIVED AT 7:20 P.M.

(B) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

- (i) Lots 25 to 27 inclusive, Block 48, D.L.
151/3, Plan 1437

(These properties are located on the East side of Willingdon Avenue from a point approximately 216.14 feet North of Imperial Street, Northward a distance of approximately 156 feet).

Mr. A. Gumbleton appeared and presented a petition objecting to the proposed rezoning. He also amplified the reasons for objection, in this regard stating that:

- (a) "piecemeal" rezoning of properties, as is being proposed, would devalue the other lots in the area;
- (b) Council should heed the principles established in the "Maywood" report and thereby rezone the land covered by the report in the manner indicated; namely, by areas, not on the basis of single or a small number of lots;
- (c) because of the method being employed by Council with respect to the rezoning of land in the "Maywood" area, speculation is rife; further, the Council should notify all of the property owners in the "Maywood" area of the recommendations in the report so that everyone is aware of the future land use situation.
- (d) He resented the reference in the Planning report to surrounding properties being occupied by dwellings of poor quality.
- (e) Lack of time to prepare for the Public Hearing had prevented those he represented thoroughly investigating all facets in support of the contention that the rezoning should not proceed. He asked that the petitioners be granted additional time to make a proper analysis of the rezoning proposal and present their views on it.

MOVED BY COUNCILLOR CORSBIE, SECONDED BY COUNCILLOR CAFFERKY:
"That the Hearing adjourn."

CARRIED UNANIMOUSLY

THE HEARING RECONVENED AT 7:31 P.M.

Mr. Gumbleton continued and suggested that, by rezoning the whole of the block to multiple family use, there would be no depreciation of property. He also enquired as to whether land could be rezoned without an application being made.

His Worship, the Reeve, explained that this could be done but no rezoning can be effected unless and until a Public Hearing on it is held.

Mr. S. G. Clarke, 6690 Willingdon Avenue, then appeared and spoke in support of the rezoning proposal. Mr. Clarke explained that he was one of the owners of the properties under application.

Mr. J. S. T. Williams, 4365 Imperial Street, appeared and stated he was opposed to the proposed rezoning. Mr. Williams added that he lived quite near the subject properties and claimed he was unable to sell his home due to it becoming devaluated as a result of other apartment development in the vicinity.

- (ii) Lots 5 to 12 inclusive, Block 40, D.L. 151/3,
Plan 2666
- (iii) Lots 13 to 19 inclusive, Block 40, D.L. 151/3,
Plan 3869

(The above properties are located on the East side of Silver Avenue from the lane North of Maywood Street to a point approximately 645 feet North).

Glen and Barbara Reid submitted a letter expressing criticism of the reference in the Planning report to the condition of homes in the area. They also suggested that the street was not of a standard where it could adequately handle the increased volumes of traffic that would result from apartments being built.

Mr. A. F. C. Hean of Hean, Wylie and Dixon, Barristers and Solicitors, wrote on behalf of ten property owners on Silver Avenue, objecting to the rezoning proposal.

Mr. Hean contended that:

- (a) during construction of the apartments there would be undue noise and other irksome things which would cause the residents annoyance;
- (b) following completion of the building, the increased volume and movement of traffic in the area would serve to aggravate the traffic problem;
- (c) apartment development on the subject parcels will depreciate the value of adjoining properties.

Mr. Hean also made reference to the "Maywood" report and indicated his clients were aware it concerned apartment development in the area.

He added that, if the rezoning at hand is effected, his clients would be applying for the rezoning of their properties to Multiple Family use.

Mr. J. B. Haddy of Gilley Real Estate Ltd., representing the applicant, then spoke and suggested all of the East side of Silver Avenue be rezoned to Multiple Family use.

Mr. H. J. Gauthier, 6458 Silver Avenue, appeared and pointed out that the developer did not have control over all the lots involved and could therefore not represent the owners of the parcels presently being considered for rezoning.

Mrs. H. J. Gauthier, 6458 Silver Avenue, stated that she was in support of the rezoning but only if all the properties involved were included.

- (iv) Lot "G", S.D. "B"/"C"/"D", Block 45, D.L. 151/3,
Plan 12529

(Located on the North side of Imperial Street approximately 346 feet East of Dow Avenue).

No one appeared in connection with this rezoning proposal.

- (v) Lots 13 to 16 inclusive, Blocks 42/43, D.L.
151/3, Plan 1566

(The above properties are located on the East side of Telford Avenue extending from the lane North of Maywood Street Northward a distance of approximately 248 feet).

No one appeared in connection with this rezoning proposal.

(vi) Lot "B", S.D. 25, Block 1/3, D.L. 95N, Plan 5859

(Located at the North-East corner of Salisbury Avenue and Beresford Street).

No one appeared in connection with this rezoning proposal.

(vii) Lot "B", S.D. 26, Block 1/3, D.L. 95, Plan 9592

(Located at the North-West corner of Acorn Avenue and Beresford Street)

Deputy Municipal Clerk stated that a telephone call had been received from the applicant indicating his agreement to the stipulations contained in the report on his application.

Mrs. M. A. May, 7267 Acorn Avenue, appeared and stated that rezoning should not take place unless the remainder of the street was also rezoned to the same category.

Mr. W. L. Holmes, 7278 Acorn Avenue, advised that he supported the submission of Mrs. May.

(C) FROM GENERAL INDUSTRIAL DISTRICT (M2)
TO RESIDENTIAL DISTRICT ONE (R1)

Block 8, North 343 Feet, D.L's 44/73/131/136, Plan 3049
(Located on the West side of Bainbridge Avenue from a point approximately 113 feet South of Hillview Street, Southward a distance of 343 feet).

Mr. D. L. Becket, 7046 Hillview Street, appeared and asked whether it was planned to create a lane between the homes on the South side of Hillview Street and the subject property.

Planning Director advised that a subdivision plan for all of Block 8 was in hand and that this point concerning the lane would be considered in connection with that proposal.

Mr. A. F. C. Hean of Hean Wylie and Dixon, Barristers and Solicitors, wrote on behalf of P. & O. Scuffi and advised that his client's property is the subject of acquisition by the municipality and that, if this property was subsequently rezoned to R1, it would prejudice the position of the Scuffis. He pointed out that his clients did not oppose the rezoning proposal at hand, providing this in no way affected the negotiations that are being conducted for their property.

(D) FROM SMALL HOLDINGS DISTRICT (A2) TO
GASOLINE SERVICE STATION DISTRICT (C6)

The North 65 feet of Lot "B", R.S.D. 3, S.D. 2, Block 1,
D.L's 59/136/137, Plan 15822

(Located on the West side of Bainbridge Avenue from a point 100 feet North of Lougheed Highway, Northward a distance of 65 feet).

Mrs. C. E. Tuffley, 1255 Bidwell Street, Vancouver, B.C., appeared and spoke in opposition to the proposed rezoning on the grounds that the planned development would aggravate an already serious drainage problem.

A letter from the applicants, dated July 23rd, was read.

Mr. J. R. Melville, Retail Development Co-ordinator, Home Oil Distributors Ltd., appeared and explained that it was intended to pave the part of the property under application for use in conjunction with the gasoline service station development on the whole of Lot "B". He gave an assurance that adequate drainage facilities would be provided in doing the paving work.

Mr. Melville claimed that the Company felt that, as a result of a decline in traffic on Lougheed Highway and the increased residential population in the area, it was necessary to construct additional turning facilities for customers in order to provide them with comfortable manoeuvring distance.

2. Definition of "Home Occupation"

It is proposed to also delete "hairstressing" from the definition of "home occupation".

Mr. N. Egilson appeared and made reference to the petition which he had presented to Council on August 2nd requesting the deletion of "hairstressing" from the definition of "Home Occupation".

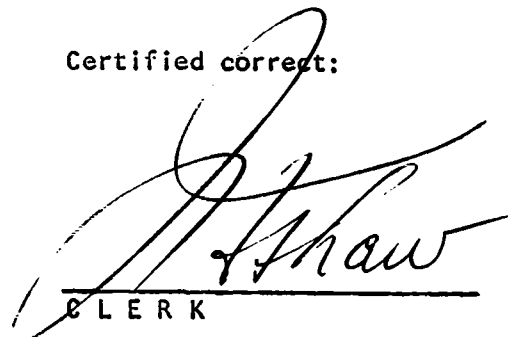
Mr. Sopovich of the Hairdressers Association of B.C. spoke in support of the proposed amendment. He also explained the problems which can develop as a result of incompetent people performing hairstressing operations.

The Hearing adjourned at 8:25 p.m.

Confirmed:


REEVE

Certified correct:


CLERK

PUBLIC HEARING

Tuesday, September 7, 1965

1. (A) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

- (i) Lots 58 and 59, D.L. 96, Plan 27826.
- (ii) Lots 4 to 6 inclusive, S.D. "C", Blks. 2/3, D.L. 96, Plan 1349.
- (iii) Lot 8, Sketch 9949 except part on Plan with By-law 30078, S.D. "C", Blks. 2/3, D.L. 96N, Plan 1349.
- (iv) Lot 9, except South 16½ ft. as shown on Plan with By-law 30078, S.D. "C", Blks. 2/3, D.L. 96N, Plan 1349.

(The above described Lots 8, 9, and 59 are located on the north side of Kingsway from a point approximately 197 feet east of Colborne Avenue, eastward a distance of approximately 265 feet.

The other lots described are located on the south side of Balmoral Street from a point approximately 207 feet east of Colborne Avenue eastward a distance of approximately 358 feet).

#4801- Burnaby Zoning By-law 1965, Amendment By-law #5, 1965

Planning Department
October 8, 1965
Ref. #29/65

SEPTEMBER 7th PUBLIC HEARING

ITEM 1 (A)

Certain stipulations were recommended in this rezoning which were transmitted to the applicant by letter dated August 31, 1965. With respect to condition No. 2, which suggested that the Balmoral and Kingsway properties be consolidated into one site, we are now advised by the applicant that this is not possible and that the rezoning will create two sites one fronting on Balmoral, the other fronting on Kingsway separated by a lane. The applicants of the two sites have submitted letters accepting the stipulations laid down with the exception of the consolidation as noted above. It will now be necessary for the applicants to deposit monies to cover the cost of storm sewer construction, lane construction and it will also be necessary that plans of consolidation and subdivision be submitted which will create the lane and consolidate the parcels.

If Council chooses to proceed with this zoning amendment bylaw, it is recommended that it proceed only to the second reading and that the applicants be advised that upon satisfactory completion of all conditions outlined and agreed to, Council will entertain the third and fourth reading of this amendment bylaw.

PUBLIC HEARING

Tuesday, September 7, 1965

1. (B) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

- (i) Lots 25 to 27 inclusive, Blk. 48, D.L. 151/3,
Plan 1437.

(These properties are located on the east side of
Willingdon Avenue from a point approximately 216.14 feet
north of Imperial Street, northward a distance of
approximately 156 feet)

4802 Burnaby Zoning By-law 1965, Amendment By-law #6, 1965

Planning Department
October 8, 1965
Ref. #2/65

SEPTEMBER 7th PUBLIC HEARING

ITEM 1 (B) (i)

Certain stipulations were recommended in this rezoning that were transmitted to the applicant by letter dated August 31, 1965. A reply has been received from the owner agreeing to the conditions referred to above.

If Council is prepared to proceed with the passage of this amendment bylaw, it is recommended that the bylaw proceed to two readings and the applicant be advised that at such time as the plan of consolidation is submitted and filed and at such time as a deposit is made to cover the cost of paving the lane, Council is prepared to entertain the third and fourth readings of the amendment bylaw.

PUBLIC HEARING

Tuesday, September 7, 1965

1. (B) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

- (ii) Lots 5 to 12 inclusive, Blk. 40, D.L. 151/3, Plan 2666
- (iii) Lots 13 to 19 inclusive, Blk. 40, D.L. 151/3, Plan 3869.

(The above properties are located on the east side of Silver Avenue from the lane north of Maywood Street to a point approximately 645 feet north.)

4803 Burnaby Zoning By-law 1965, Amendment By-law #7, 1965

Planning Department,
October 3, 1965
Ref. #25/65
Ref. #60/65

SEPTEMBER 7th PUBLIC HEARING

ITEM 1(B) (ii)(iii)

Certain stipulations were recommended in this rezoning which were transmitted to the applicants by letter dated August 31, 1965. With respect to condition No. 1, which suggested the including of all the lots (5 to 19 inclusive) in the overall scheme of development, we have been advised of a proposal to proceed with the development of Lots 5 to 14 including a re-subdivision into three sites, the dedication of the easterly 10 feet for lane and an agreement to remove existing buildings within twelve months. It was also suggested that the Corporation purchase Lots 15 and 16 for park purposes and that the remaining Lots (17, 18, 19) be included in the apartment development proposed at the north end of Silver Avenue(Ref. #44/65).

With regard to Condition No. 2, which recommended the provision of a local park from the development, it is now suggested that Council consider the possibility of providing a larger facility, composed of 4 to 6 lots in Block 38 or 39, between Silver and Cassie. These two blocks, because of their limited depths, make difficult the development of adequately sized apartment sites. However, they do offer the possibility of providing a larger and more usable local park facility at one central location to serve the surrounding area.

Such a park, extending through the block, would serve a wider area than a smaller facility located on the east side of Silver. It would also fit in well with future apartment development, offering superior siting possibilities to the adjoining units.

A site of this type could be acquired directly by the Corporation or, alternatively, it might be developed on the basis of a contributory scheme involving the apartment developers in the area.

The applicants proposal to proceed with the development of Lots 5 to 14 inclusive would provide a suitable site for the three apartment buildings suggested, subject to the inclusion of Lot 3. In addition, it will be necessary for the applicants to deposit monies to cover the cost of lane construction and to submit plans of consolidation and subdivision.

With regard to the remaining lots covered in the original application (Lots 15 to 19), it is recommended that consolidation be made a condition of future rezoning for apartment development. It is also suggested that consideration be given to the consolidation of Lot 19 with the development to the north (Ref. #44/65) as an alternative to the above.

If Council chooses to proceed with the zoning amendment bylaw covering Lots 5 to 14, it is recommended that it proceed only to the second reading and that the applicants be advised that upon

(....2)

ITEM 1 (B) (ii) (iii)

satisfactory completion of all conditions outlined and agreed to, including the following:

- (a) the including of Lot 3 in the overall scheme of development;
- (b) the submission of a subdivision plan consolidating Lots 5 to 14 inclusive into three sites and the dedication of the easterly 10 feet of the site for lane;
- (c) submission of a deposit to cover the cost of constructing the above lane allowance; *TO PAVING STANDARD*
- (d) submission of an agreement that all existing structures on the site will be demolished within 6 months;

Council will entertain the third and fourth reading of this amendment bylaw.

PUBLIC HEARING

Tuesday, September 7, 1965

1. (B) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

(iv) Lot "G", S.D. "B/C/D", Blk. 45, D.L. 151/3, Plan 12529.

(Located on the north side of Imperial Street approximately
346 feet east of Dow Avenue.)

#4804 Burnaby Zoning By-law 1965, Amendment By-law #8, 1965

Planning Department
October 8, 1965
Ref. #27/65

SEPTEMBER 7th PUBLIC HEARING

ITEM 1 (B) (iv)

There were no prerequisites attached to the rezoning of the single lot on the north side of Imperial east of Dow Avenue.

It is recommended that if Council wishes to proceed with the rezoning, that the bylaw be taken to the third reading at this time.

PUBLIC HEARING

Tuesday, September 7, 1965

1. (B) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

- (v) Lots 13 to 16 inclusive, Blks. 42/43, D.L. 151/3,
Plan 1566.

(The above properties are located on the east side of
Telford Avenue extending from the lane north of Maywood
Street northward a distance of approximately 248 feet)

4805' Burnaby Zoning By-law 1965, Amendment By-law #9, 1965

Planning Department
October 8, 1965
Ref. #28/65

SEPTEMBER 7th PUBLIC HEARING

ITEM 1 (B) (v)

The stipulations prerequisite to this rezoning were conveyed to the applicant by letter dated August 31st. The applicant has now submitted a reply agreeing in part to the conditions. He has accepted the stipulation that the four lots must be consolidated into one site and has accepted the cost of paving the flanking lane but is only prepared to accept half the cost of paving the lane at the rear.

If Council is prepared to proceed with this zoning amendment bylaw, it is recommended that Council give the bylaw two readings and advise the applicant of the intention to proceed once the monies are deposited for lane paving and the four lots are consolidated into one site. A decision is also required on whether Council will accept the applicant's proposal to pay only half the lane paving costs for the rear lane.

PUBLIC HEARING

Tuesday, September 7, 1965

1. (B) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

(vi) Lot "B", S.D. 25, Blk. 1/3, D.L. 95N, Plan 5859.

(Located at the north-east corner of Salisbury Avenue and Beresford Street)

#4806 Burnaby Zoning By-law 1965, Amendment By-law #10, 1965

Planning Department,
October 8, 1965
Ref. #22/65

SEPTEMBER 7th PUBLIC HEARING

ITEM 1 (B) (vi)

The stipulations prerequisite to the proposed rezoning were conveyed to the applicant by letter on August 31st and the applicant has accepted the condition in writing.

He has agreed to provide a 28' curb to curb paving plus a sidewalk on the flanking street. In view of the standard requested, it is felt that Council should determine a level or standard which can be applied uniformly and consistently to all similar applications. While a paved and curbed road is a desirable standard, it appears that the standard requested is perhaps excessive if applied in isolation.

If Council is prepared to favourably consider this application for rezoning from a land use point of view, it is recommended that costs for the selected street standard be determined and that the bylaw be given only the first two readings. The applicant can then be advised of Council's intention to complete the bylaw once a cash deposit for the street construction has been made.

PUBLIC HEARING

Tuesday, September 7, 1965

1. (B) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

(vii) Lot "B", S.D. 26, Blk. 1/3, D.L. 95, Plan 9592.

(Located at the north-west corner of Acorn Avenue and Beresford Street).

#4807 Burnaby Zoning By-law 1965, Amendment By-law #11, 1965

Planning Department,
October 8, 1965
Ref. #83/34

SEPTEMBER 7th PUBLIC HEARING

ITEM 1 (B) (vii)

The stipulations prerequisite to the proposed rezoning were conveyed to the applicant by letter on August 31st and the applicant has replied seeking the costs involved in meeting these conditions. These costs will be affected by Council's decision on the previous item and will be obtained from the Engineering Department following a decision on standards.

If it is not possible to construct a storm sewer on Acorn because of grade, the site will not have storm drainage and the flanking street cannot at this time be constructed to the final standard.

If Council is prepared to favourably consider this application for rezoning from a land use point of view, it is recommended that the bylaw be given only the first two readings. The applicant can then be advised of Council's intention to complete the bylaw once the standard of road construction has been decided and a cash deposit has been made for the drainage and street construction.