

MARCH 12, 1968

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B.C., on Tuesday, March 12, 1968, at 7:30 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-Law 1965":

PRESENT: Reeve Emmott in the Chair;
Councillors Blair, Corsble,
Dallly, Drummond, Herd,
Lorimer and McLean

ABSENT: Councillor Mercier

HIS WORSHIP, REEVE EMMOTT, first explained the procedure which Council was required to follow in connection with rezonings and also its policy insofar as advising the owners of property abutting the land under application. He also explained the purpose of a Public Hearing and suggested the desired method for the public to express its views in regard to the proposed amendments.

PROPOSED REZONINGS

- (1) FROM RESIDENTIAL DISTRICT FOUR (R4)
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Reference RZ #17/68

Lots 2/3 except South 15 feet, Block "P", D.L. 127W3/4, Plan 1254

(5220 and 5232 Hastings Street - Located on the South side of Hastings Street from a point 83 feet East of Springer Avenue Eastward a distance of 186 feet)

Mr. G. Ponack, 4717 Kingsway, appeared on behalf of the applicant and spoke in favour of the rezoning proposal.

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

- (a) Reference RZ #114/67
Lots 2, 3 and 4, Block 26, D.L. 32, Plan 7911

(5075 - 5095 Irving Street - Located on the North side of Irving Street from a point approximately 300 feet West of Royal Oak Avenue Westward a distance of 150 feet)

A. R. Booth and Co., Barristers and Solicitors, wrote on behalf of the registered owners of 5055 and 5065 Irving Street, the lots immediately West of the subject properties, and expressed opposition to the proposed rezoning.

The opposition to the application was based on the following grounds:

- (1) The value of their properties would be decreased by the erection of a three-storey apartment adjacent to their properties, which would curtail their view and shut off natural light.

- (ii) The proposal is not sound in that there will remain only 115 feet of frontage on Irving Street after deleting road allowance. The remaining portion of the West end of the block will therefore be too small to erect a reasonably sized apartment block.
 - (iii) The contractors building present blocks and the proposed block on Irving Street have required a minimum of 150 feet of frontage.
 - (iv) Any application or scheme for development would be opposed which does not include the entire remaining West portion of the block in question.
 - (v) Any future rezoning should consider the widening of Marlborough Street as heavy traffic turning left off Kingsway directed to Simpsons-Sears Shopping Centre is congested at this narrow point. The development of 5055 Irving, being the corner lot, would necessitate the widening of Marlborough Street by the 18-foot road allowance required by the municipality.
 - (vi) Any future development of this block should consist of a single apartment large enough to eliminate the loss of 30 feet which is the required air space if two blocks were erected.
 - (vii) All remaining five lots should be consolidated into one site, which would allow the dedication of the North 12 feet of the entire site for road rather than just a portion thereof as presently proposed. This would result in Newton Street being widened by 12 feet along the entire Street.
- (b) Reference RZ #3/68
- (i) Lots 9 & 10, Sketch 12806, Block 8, D.L's 151/3, Plan 2155
 - (ii) Lot 9W½, Block 8, D.L's 151/3, Plan 2155
 - (iii) Lot 10 Except Sketch 12806, Block 8, D.L. 151, Plan 2155
- (4229 James Street, 5867 and 5892 Olive Avenue - Located on the South-East corner of Olive Avenue and James Street)

No one appeared in connection with this rezoning.

(c) Reference RZ #4/68

- (i) Lots 26, 28 and 29, S.D."B", Pt. Blk. 47 & 49, D.L's 151/3, Plan 1936
 - (ii) Lot 27, Blk. 49, D.L's 151/3, Plan 1936
- (6687 and 6715 Silver Avenue, 4321 and 4329 Imperial Street - Located on the North-West corner of Silver Avenue and Imperial Street)

No one appeared in connection with this rezoning.

(d) Reference RZ #10/68

- (i) Parcel "C", Ref. Plan 1533, S.D.4, S.W.¼, Block 37, D.L's 151/3, Plan 2069
- (ii) Parcel "D", Ref. Plan 19401E and Lot 4S½ of N.W.¼, Block 37, D.L's 151/3, Plan 2069
- (iii) Parcel "A", Ref. Plan 516, S.D.4, Block 37, D.L's 151/3, Plan 2069
- (iv) Parcel "B", Ref. Plan 1531, S.D.4, Block 37, D.L. 153, Plan 2069
(6258 and 6246 Willingdon Avenue, 6241 and 6257 Cassie Avenue - Located between Willingdon Avenue and Cassie Avenue from a line 109 feet South-West of Beresford Street South-Westerly a distance of 124 feet)

A letter was received from Fresh Pak Limited, 6205 Willingdon Avenue, In which was expressed opposition to the proposed rezoning on the grounds that Multiple Residential development should not be allowed in such close proximity to an established industrial area.

(e) Reference RZ #18/68

- (i) Lot 1 except Sketch 10533, Sketch 9002, Block 45, D.L.30, Plan 3036
- (ii) Lot 2 except Sketch 10533, Block 45, D.L. 30, Plan 3036
- (iii) Lots 4/5, S.D. 3, Block 45, D.L. 30, Plan 1110
- (iv) Parcel "A", Expl. Plan 10533, S.D.1/2, Blk.45, D.L.30, Plan 3036
(7418 Kingsway, 7326 - 7358 - 19th Avenue - Located on the South-Easterly corner of Kingsway and 19th Avenue)

No one appeared in connection with this rezoning.

(f) Reference RZ #19/68

- Lots 1, 2N½, 2S½, 3N½, 3S½, 4N½, 4S½, Block 10, D.L's 151/3, Plan 1214
(6066 - 6090 Wilson Street - Located on the East side of Wilson Street and extending Northward a distance of 396 feet from the B.C.H. & P.A. right-of-way)

Burnaby Estates, Ltd., the applicants, 6955 Kingsway, submitted a letter indicating their acceptance of the prerequisites to rezoning established by Council. They requested, however, that they be allowed to develop the total site in two stages, initially involving Lots 2N½, 3N½, 3S½, 4N½, and 4S½, being followed later by the development of Lots 1 and 2S½.

Mrs. M. Spencer, 6050 Wilson Avenue, spoke and wished to know when the by-law effecting the proposed rezoning would be passed, and in reply, His Worship, Reeve Emmott, reiterated his opening remarks respecting the procedures which Council were required to follow in connection with rezoning applications.

Mr. G. W. Wood, 6058 Wilson Avenue, stated that whilst he did not object to the application, as an owner of one of the subject properties, he expressed the opinion that the road and lane specified as a prerequisite to rezoning, was not needed by the residents if the properties were not purchased for the development envisaged.

(g) Reference RZ #20/68

Lots 8, 9, 10, 11 and 12, Block 32 E.Pt., D.L. 152, Plan 2455

(6407 - 6463 Royal Oak Avenue - Located on the South-West corner of Royal Oak Avenue and Irving Street)

No one appeared in connection with this rezoning.

(3) FROM RESIDENTIAL DISTRICT FIVE (R5)
TO GENERAL COMMERCIAL DISTRICT (C3)

Reference RZ #108/67

Lot 8, Block 4, D.L's 153/33, Plan 1316

(5946 Willingdon Avenue - Located on the East side of Willingdon Avenue from a point approximately 254 feet North of Kingsway, Northward a distance of 66 feet)

No one appeared in connection with this rezoning.

(4) FROM RESIDENTIAL DISTRICT FIVE (R5) AND GENERAL COMMERCIAL DISTRICT (C3) TO GENERAL COMMERCIAL DISTRICT (C3) AND SERVICE COMMERCIAL DISTRICT (C4) respectively

Reference RZ #9/68

(i) Lot 1, R.S.D.3, S.D.11/13, Blks.1/3, D.L. 95N, Plan 1796

(ii) Lot 2, Blk.3, D.L. 95, Plan 1796

(iii) Lot 3, R.S.D.3, S.D.11/13, Blks.1/3, D.L.95N, Plan 1796
(R5 TO C3)

(7208, 7222 and 7336 Arcola Street - Located on the South-East corner of Hall Avenue and Arcola Street)

Lots 12/13/14, Except pt. on Plan with By-Law 30078, R.S.D.3, S.D.11/13, Blocks 1/3, D.L. 95N, Plan 1796

(C3 TO C4)

(7217 - 7223 Kingsway - Located on the North-East corner of Hall Avenue and Kingsway)

Mr. G. M. Tidball, 1933 West Broadway, appeared on behalf of the applicant and spoke in favour of the rezoning proposal.

Mr. V. E. Dodd, 7239 Kingsway, spoke and stated that whilst he did not object to the rezoning, he wished to express opposition to the cancellation of the lane through to Hall Avenue as recommended in the report of the Planning Department.

(5) FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1) AND TOURIST COMMERCIAL DISTRICT (C5)
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

(a) Reference RZ #15/68

(i) Lot 17 except Ref. Plan 17221, Blocks 1/4/6, D.L. 125, Plan 3520 (vacant)

(ii) Lot 18 except Explanatory Plan 9639, Blocks 1/4/6, D.L. 125, Plan 3520 (5561 Lougheed Highway)

(b) Reference RZ #13/68

Parcel 1, Expl. Plan 16419 of Parcel "C", S.D. "B" and 20, Blocks 4 and 5, D.L. 125, Plans 3347 and 3520 (vacant)

(c) Reference RZ #7/68

- (i) Pcl. 1, Explanatory Plan 9640, S.D.18, Blks. 1/4, D.L. 125, Plan 3520 (5511 Loughed Highway)
- (ii) Pcl. "A", Sketch 9639 except Sketch 9640, Lot 18, Block 4, D.L. 125, Plan 3520 (5537 Loughed Highway)
- (iii) Pcl. "A", Explanatory Plan 12407, S.D. 19, Blocks 1/4, D.L. 125, Plan 3520 (5489 Loughed Highway)

(All parcels referred to are within the area bounded by Loughed Highway, Springer Avenue, Broadway and Holdom Avenue)

Mr. E. Kitson, 5541 Broadway, submitted a petition signed by himself and 23 other, which expressed opposition to the proposed rezoning on the following grounds:

- 1. In the Apartment Study, the area West of Springer was recommended for high density, and the RMI (low density) was recommended for the block in question. This would appear to be more in keeping with the proximity of single family dwellings.
- 2. Rezoning to RM2 would throw a great strain on the busy local traffic situation as Broadway is the only access from Holdom to Springer between Parker and the Loughed (over a ½ mile).
- 3. The nearest children's play area is approximately ½ a mile away and it is felt this lack of facilities could endanger the lives of additional children playing on Broadway.
- 4. The facilities of the local elementary school (Parkcrest) are already overtaxed and could not possibly accommodate the additional children imposed by high density apartments.
- 5. Property values of existing homes would be lowered, mainly because of the loss of privacy imposed by higher apartments. Also because of the lack of recreational facilities, the apartment dwelling children would be forced to play in the adjoining single family residential properties.

The following also spoke in opposition to the rezoning proposals, indicating their concurrence with the grounds specified in the petition received:

Mr. E. Melndersma, 5551 Broadway
Mrs. V. I. Ledat, 5511 Broadway
Mr. D. K. Reid, 5625 Broadway
Mrs. R. N. Kesserich, 5451 Broadway
Mr. L. R. De Verheyen, 5645 Broadway

Mr. J. H. Dlugos, 5521 Broadway, next spoke and indicated his concurrence with the expression of opposition conveyed by the petition, and submitted that to rezone the property in question would not be fair to the residents of the Parkcrest area who wished to retain the Single Family character of the area. He also expressed concern respecting the strain which would be imposed on the schools in the area by the additional children which the apartment development would inject, especially, he added, in view of the lack of funds for school expansion.

Mr. D. K. Reid, 5625 Broadway, again spoke, and on making reference to the previous changes in zoning which the property had undergone, he was advised that nothing prohibited the receiving of applications to rezone, the only restriction being that of a six-month interval between the filing of applications.

Mar/12/1968
P.Hrg.

To a further question put by Mr. Reid, he was advised that, in the event of the property being used for Multiple Family purposes as envisaged, the cost per unit of the development was not yet known.

At this time, and with the permission of the Chair, Mr. Klitson distributed copies of the petition to members of the Council.

(6) FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)
TO RESIDENTIAL DISTRICT (R5)

Reference RZ #27/68

Lots 27/28, S.D. A/B/C, Block 1, D.L. 74S $\frac{1}{2}$, Plan 4422

(4680 - 4686 Canada Way - Located on the South side of Canada Way from a point 152 feet North-West of Laurel Street, Westerly a distance of 130 feet)

No one appeared in connection with this rezoning.

(7) FROM GENERAL COMMERCIAL DISTRICT (C3)
TO PARKING DISTRICT (P8)

Reference RZ #11/68

Lots 4 and 6, Block 26, D.L.'s 151/3, Plan 4798

(4989 and 4969 Bennett Street - Located on the North side of Bennett Street from a point approximately 143 feet East of Nelson Avenue, Eastward a distance of 100 feet)

Mr. and Mrs. E. M. Mauro submitted a letter in opposition to the rezoning stating that the development would leave their 60 year-old-plus home adjoining a modern commercial development, and it would also have the effect of isolating their property which would interfere with the comfort and safety of the elderly tenants occupying the building.

The letter also made reference to the desirability of their lot being included with the proposed development as mentioned in the Planning Department's report. Mr. Mauro indicated that he had been approached by the developer with this in mind but the amount offered for his property had been too low to accept.

Mr. B.R. Ritchie, 654 Burrard Street, Vancouver, spoke on behalf of the applicants and advised that the commercial development proposed would follow a new concept for Kingsway and indicated that a shopping mall was envisaged for the site.

He submitted that the parking area provided by the two lots under application was considered sufficient for their needs; however, an offer had been made for the lot owned by Mr. Mauro in order that it could be included with the development. He stated that a fair offer had been made and rejected and that his client was not able to pay more than the amount refused. Several figures were quoted in this connection and Mr. Ritchie was advised that Council was not concerned with the aspect of negotiation.

(8) FROM GASOLINE SERVICE STATION DISTRICT (C6)
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT TWO (RM2)

Reference RZ #110/67

Lot 1, Sketch 12927, Blk. 2 Pt., D.L. 216, Plan 11055
(7070 Inlet Drive - Located on the South-West corner of
Barnet Road and Inlet Drive)

(RZ #110/67):

R. E. Elliott Construction Limited, the applicants, wrote and advised that they were prepared to satisfy the prerequisites to the rezoning.

(9) FROM MANUFACTURING DISTRICT (M1) TO MANUFACTURING DISTRICT (M3)

Reference RZ #8/68

Portion of Block "V", D.L's 205/206/217/218, Plan 28422

(Being the South-East corner of the Shell Oil Refinery Site located in North Burnaby)

Mr. J. B. Grieve, 2040 Kingsway, representing an abutting owner, expressed opposition to the rezoning proposal on the grounds that previously the Planning Department had recommended that it should be rezoned for institutional use and that, bearing this in mind, an unsuccessful attempt had been made to purchase the property for his clients. He also submitted that the rezoning would have the effect of isolating his client's property.

Mr. E. W. Johnson, 6570 Napier Street, expressed support for the rezoning proposal.

(10) FROM SMALL HOLDING DISTRICT (A2) TO RESIDENTIAL DISTRICT TWO (R2)

Reference RZ #12/68

Lot "A" N $\frac{1}{2}$ except Expt. Plan 16862, Blk. 8, D.L. 80, Plan 4954

(5366 Spruce Street - Located on the South side of Spruce Street from a point approximately 593 feet East of Royal Oak Avenue Eastward a distance of 65 feet)

No one appeared in connection with this rezoning.

(11) FROM SMALL HOLDING DISTRICT (A2)
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

(a) Reference RZ #109/67

Lot 1, Block 3 E $\frac{1}{2}$ of N $\frac{1}{2}$, D.L. 4, Plan 6867

(9466 Cameron Street - Located on the South side of Cameron Street) from a point approximately 410 feet West of Erickson Drive Westward a distance of 197 feet)

R. Rapske, Architect, submitted a letter advising that he had been instructed by the owners to indicate that they were prepared to satisfy the prerequisites established by Council in connection with this proposed rezoning.

Mr. W. W. Adams, 9240 Camaron Street, spoke and stated that he favoured the rezoning proposal but expressed concern respecting the additional traffic which would be generated by the development onto what was already a busy highway. He referred also to the hazard which the traffic created for the children of the area and expressed the opinion that sidewalks should be provided on that side of the street.

Mr. W. A. Stepieler, 9311 Cameron Street, concurred with the opinions stated by Mr. Adams, and added that off-street parking should be provided for the development proposed and street parking not allowed.

Mr. R. T. Salisbury, 9195 Cameron Street, expressed concurrence with the two previous speakers.

It was advised that off-street parking in the ratio of one space per unit was mandatory for the type of development envisaged, but it was explained that people could not be forced to utilize this parking. With respect to sidewalks, it was explained that, as a Local Improvement, this facility would be a charge to the owners abutting the work, and those that spoke indicated that they would have no objections to this.

(b) Reference #16/68

Lots 3/4, Block 4N $\frac{1}{2}$, D.L. 4, Plan 12174
Lot 4N $\frac{1}{2}$ Pt. Sketch 10507, D.L. 4, Plan 845

(9262 - 9334 Cameron Street - Located on the South side of Cameron Street from a point approximately 110 feet East of Bell Avenue Eastward a distance of 263 feet)

Mr. D. A. Hogarth submitted a letter on behalf of the applicant, and indicated that his client accepted the prerequisites to rezoning as stipulated by Council with the possible exception of the consolidation of the three lots into one parcel. The letter indicated that an offer was outstanding on the third site, Lot 4N $\frac{1}{2}$, and it was not known if the commitment referred to could be met.

Mr. Hogarth also spoke and reiterated the points made in his letter adding that there was now no possibility of his client acquiring the third lot for the purpose of consolidation as required, as the owner of the property was not prepared to sell at any price.

He requested that the two lots which were the subject of his client's original application be allowed to go forward for rezoning as the consolidation of the three lots could not be carried out as recommended by the Planning Department.

He submitted that, whilst he agreed with the Planning Department's contention that larger sites were desirable for apartment use in this particular area, the properties to which his client held interim agreements were quite adequate for apartment development. He also suggested that the property in contention could serve as a buffer zone between the apartment development proposed and the Single Family housing presently existing to the West at the corner of Cameron Street and Bell Avenue.

He added that, when the time was opportune for this Single Family housing to make way for apartment development, the lot in question could be consolidated with them to create an ideal apartment site.

Mr. Hogarth also referred to the agreements negotiated by his client with respect to the properties under application and to those negotiated by the owner of the adjoining property.

The Planning Director reaffirmed the opinion that it was desirable that the three parcels involved should be consolidated and he stated that the decision to create apartment sites of a reasonable size had been arrived at some time ago.

It was also advised that the homes located within the Single Family Residential development referred to, were substantially built and comparatively new and it would likely be some considerable time before they made way for apartment development.

Mr. Hogarth advised that he would be pleased to appear again when the application was considered by Council.

(12) FROM SMALL HOLDING DISTRICT (A2) TO AGRICULTURAL DISTRICT (A1)

Reference RZ #24/68

Portion of Lot 145, D.L's 31, 101, 102, 141, 144, 147, 209, 210, 211, 212, 213, and 214, Plan 27774

(A tract of land having a frontage on the Barnet Highway of 350 feet and a depth of 1,000 feet - located immediately West of Coast Marksmen's Range, 8530 Barnet Highway)

Mr. D. G. Dewar, representing Kapoor Holdings, spoke and stated that his clients were violently opposed to the rezoning and submitted that there already existed a Gun Club in the immediate area. He submitted that Kapoor Holdings were one of the major taxpayers in Burnaby, whereas, he maintained, Gun Clubs provided no benefit to the municipality.

His clients were working on proposals for the development of their site for bulk-loading facilities and the presence of another Gun Club would create further nuisance and be a definite deterrent to interested developers.

PROPOSED TEXT AMENDMENTS

(1) Reference RZ #25/68

Section 3 - Definitions

it is proposed to amend the definition of "Lot Line, Front" to read as follows:

"Lot Line, Front" means the boundary line of the lot and the street on which the lot abuts. In the case of a corner lot, a lot line abutting a street shall be considered a front lot line if the adjacent lots front on the same street, except that only one front lot line need be provided. In the case of a through lot, the lot lines abutting two parallel or approximately parallel streets shall both be considered as front lot lines."

No one appeared in connection with this proposed text amendment.

(2) Reference RZ #26/68

Rifle Ranges

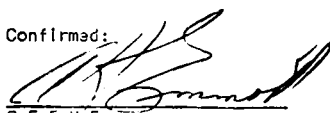
The following addition is proposed in the "Uses Permitted" Section (601.1) pertaining to Agricultural District (A1):

"Rifle ranges, administered and operated by a regularly organized association, club or group - Outdoor rifle ranges shall be located 200 feet or more from the zoning boundary of an R or RM District or from any neighbouring residential, commercial, industrial or institutional building."

No one appeared in connection with this proposed text amendment.

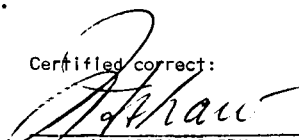
The Public Hearing ended at 8:55 p.m.

Confirmed:



R E E V E

Certified correct:



MUNICIPAL CLERK

GM/dew