

APRIL 22, 1968

PUBLIC HEARING MINUTES

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Monday, April 22nd, 1968 at 6:30 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

PRESENT: Mayor Emmott in the Chair;
Aldermen Blair, Corsbie, Herd
McLean and Mercier;

ABSENT: Aldermen Dailly, Drummond and Lorimer;

HIS WORSHIP, MAYOR 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 REZONING

FROM TOURIST COMMERCIAL DISTRICT (C5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

Reference RZ #7/68

- (a) Parcel 1, Expl. Plan 9640, S.D. 18, Blocks 1/4, D.L. 125, Plan 3520;
- (b) Parcel "A", Sketch 9639 except Sketch 9640, Lot 18, Block 4, D.L. 125, Plan 3520;
- (c) Parcel "A", Expl. Plan 12407, S.D. 19, Blocks 1/4, D.L. 125, Plan 3520

(5511, 5537, 5489 Lougheed Highway - Located on the North side of the Lougheed Highway, from a point approximately 468 feet West of Holdom Avenue, Westward a distance of 169 feet, and extending to Broadway)

No one appeared in connection with this rezoning.

TEXT AMENDMENTS

Reference RZ #35/68

(a) Section 6 Supplementary Regulations

Height of Buildings and Structures

It is proposed that the following clause be added to the height exemption regulation, Section 6.4: -

"Notwithstanding Clause (1), aerials, antennae and masts may only be erected in an A, R or RM District as a non-commercial accessory to a residential use building. Such structures shall be limited to a height of 50 feet above ground level."

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The Burnaby Amateur Radio Club, submitted a brief indicating its opposition to the proposed text amendment and the following points were made in support of their viewpoint:

- (1) That they supported the enforcement of structural sufficiency regulations for masts and/or antennas such as those set out in Schedule 1 of the Radio Act.
- (2) That no other municipality in the Lower Mainland, with the exception of Richmond in which is located the Vancouver International Airport, has any By-law restricting heights of masts and/or antennas.
- (3) That if the regulation is intended to control the commercial use of masts and/or antennas in residentially zoned areas then the height factor need not be included.
- (4) With respect to the aspect of aesthetics insofar as residential areas are concerned, the height and type of mast and/or antennas utilized would vary considerably with the topography.
- (5) Radio communications generally require that antennas should have a height clearance above surrounding objects and it was pointed out that the Corporation has prime examples in its own communication system to support this.
- (6) That if antennas are not positioned well above those used for local television receivers and the lines of the telephone company, interference can be created causing great inconvenience to users of these amenities.
- (7) Antennas such as used by amateur radio operators require to be 66 feet above the bottom insulator.
- (8) The amateur radio license is issued by the Federal Department of Transport for the specific purpose of experimental research, and includes Very High Frequency and Ultra High Frequency transmission and reception necessitating "line of sight" operation.
- (9) It was submitted that from the aspect of publicity for Burnaby, every individual amateur radio operator in Burnaby "puts Burnaby on the map" by giving his location every time he talks to anyone on the air, and this may be anywhere in the world. The opinion was also expressed that this publicity has helped to attract conventions and tourist dollars to Burnaby.
- (10) That many amateur radio operators in Burnaby have done much in the way of public service, contributing their services and equipment in times of emergency and there was cited an instance of this facet of their operation.

Mr. A. E. H. Venning, 6171 Brantford Avenue, concurred with the submission of the Burnaby Amateur Radio Club and expressed the opinion that the regulations of the Department of Transport covered all requirements insofar as radio amateurs were concerned.

Mr. D. W. Gentry, 113 North Holdam Avenue, also spoke in opposition to the proposed amendment and wished to know what had caused it to be introduced.

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He was advised that basically it was a question of aesthetics and that several complaints had been made respecting the visual aspect of antennas in residential areas. Several applications had been made to the Zoning Board of Appeal and it had been considered that the question of antennas and masts required reviewing.

Mr. Vanning again spoke and submitted that if the Intent of the proposed text amendment was to regulate the commercial use of antennas in residential areas it was not needed as the powers of the "Burnaby Zoning By-law 1965 " were sufficient for this.

HIS WORSHIP, THE MAYOR, made reference to the cablevision antenna sited on residential property on Ellexmere Avenue and stated that Council would be very reluctant to rezone the property to a commercial category to cater for this use, in view of the many uses which would then be permitted. He submitted, however, that the cablevision service provided a service to many, and that an enhanced service was dependent upon where the antenna was located.

ALDERMAN CORSBIE expressed the opinion that those opposing the proposed amendment were apparently against the height limitation imposed, and that it would likely be acceptable if the final sentence of the amendment was deleted.

Mr. Gentry then answered several questions put to him by Council, with respect to the pursuit of amateur radio, when it was indicated that the Department of Transport regulations were very stringent regarding its operation, especially insofar as safety, mast and antenna construction, and the interference by amateur radio with services and amenities enjoyed by others.

Mr. P. MacDonald, 7152 Union Street, also indicated opposition to the proposed amendment and concurred with the previous speakers in the views expressed by them.

(b) ADMINISTRATION AND ASSEMBLY DISTRICT (P2)


The following addition is proposed in the uses permitted section (502.1) pertaining to Administrative and Assembly District (P2):

"Antennae"

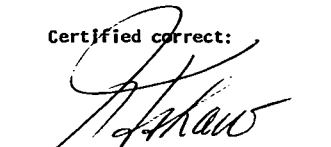
No one appeared in connection with this proposed text amendment.

The Public Hearing ended at 6:55 p.m.

Confirmed:


MAYOR

Certified correct:


CLERK

GM/hm